



Seafield The Terrace, Derbyhaven, Isle of Man, IM9 1TY
Asking Price £625,000

- Unique Coastal Home With Direct Beach Access
- Bright First Floor Living Room With Bay Window
- Additional Terrace With Potential For Further Development
- Stunning Views Across Derbyhaven Bay And Countryside
- Two Double Bedrooms And Spacious Family Bathroom
- Characterful Open Plan Kitchen And Dining Room
- Double Garage With Driveway And Room Above



Seafield is a truly unique and beautifully positioned mid-terrace home situated on the highly sought-after Terrace at Derbyhaven, enjoying stunning coastal views and the rare benefit of direct beach access from the rear garden.

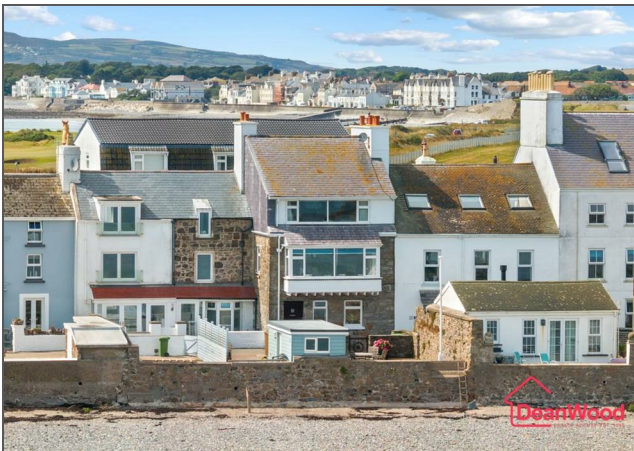
The accommodation begins with a welcoming entrance hall with stairs to the upper floors, a useful ground floor WC and access into the open-plan kitchen and dining room. The kitchen is full of character, with exposed ceiling beams, a good range of fitted units and integrated appliances. The dining area enjoys views across the rear garden and out towards the sea, with a rear porch providing direct access onto the terrace and beach beyond.

The first floor features a superb living room with panoramic views across Derbyhaven Bay and the surrounding countryside. A feature bay window floods the room with natural light, creating a bright and inviting space. A generous double bedroom is also located on this floor.

The top floor provides the principal bedroom, again enjoying wonderful coastal views, together with a spacious family bathroom fitted with both a bath and separate shower.

Externally, the rear terrace provides an exceptional place to sit and enjoy the outlook, with direct access onto the beach.

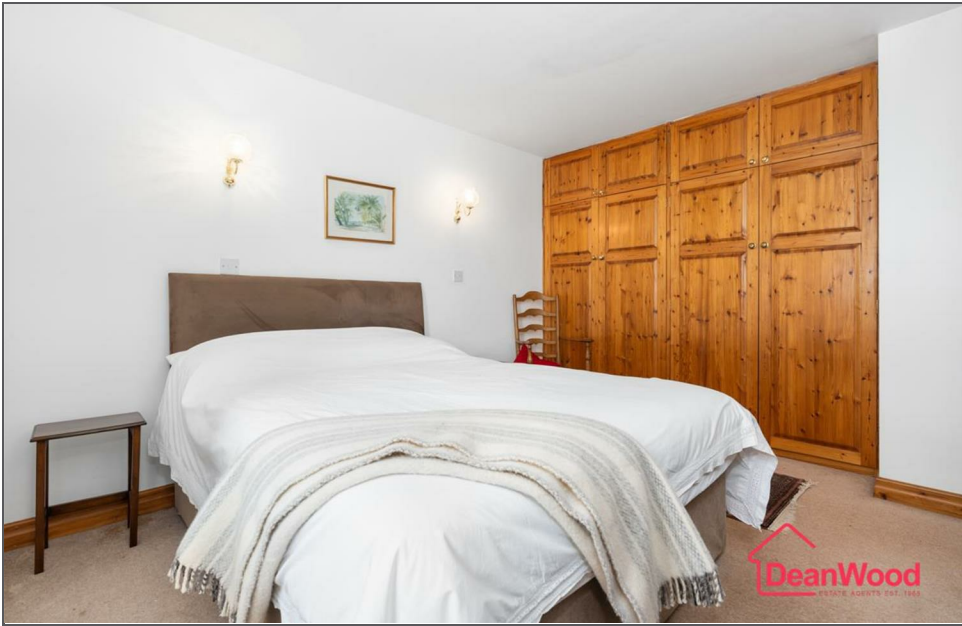
Across the road, the property benefits from a double garage with driveway parking and a useful room above, ideal for storage, hobbies or potential further use. To the rear of the garage is an additional private terrace enjoying afternoon sun. Subject to the necessary planning permissions, the upper floor could offer exciting potential to create a studio or holiday-let accommodation.













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Total: 1570 sq. Ft, 146 m2

Ground Floor: 547 sq. Ft, 51 M2, Ground Floor Of Garage: 0 sq. Ft, 0 M2, 1st Floor: 553 sq. Ft, 51 M2, 1st Floor Of Garage: 0 sq. Ft, 0 M2, 2nd Floor: 470 sq. Ft, 44 m2
Excluded Areas: Garage: 545 sq. Ft, 51 M2, Low Ceiling: 266 sq. Ft, 25 M2, Attic: 279 sq. Ft, 26 M2, Walls: 221 sq. Ft, 19 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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