



39 The Promenade, Castletown, Isle of Man, IM9 1BG
Asking Price £295,000

- Stunning beachfront location with panoramic views across Castletown Bay
- Direct beach access ideal for coastal walks and water activities
- Bright and airy living room with exceptional sea views
- Spacious dining room with serving hatch into the kitchen
- Two double bedrooms, both fitted with built-in wardrobes
- Large rear storage shed ideal for workshop or beach equipment
- Convenient level walk into Castletown centre and local amenities

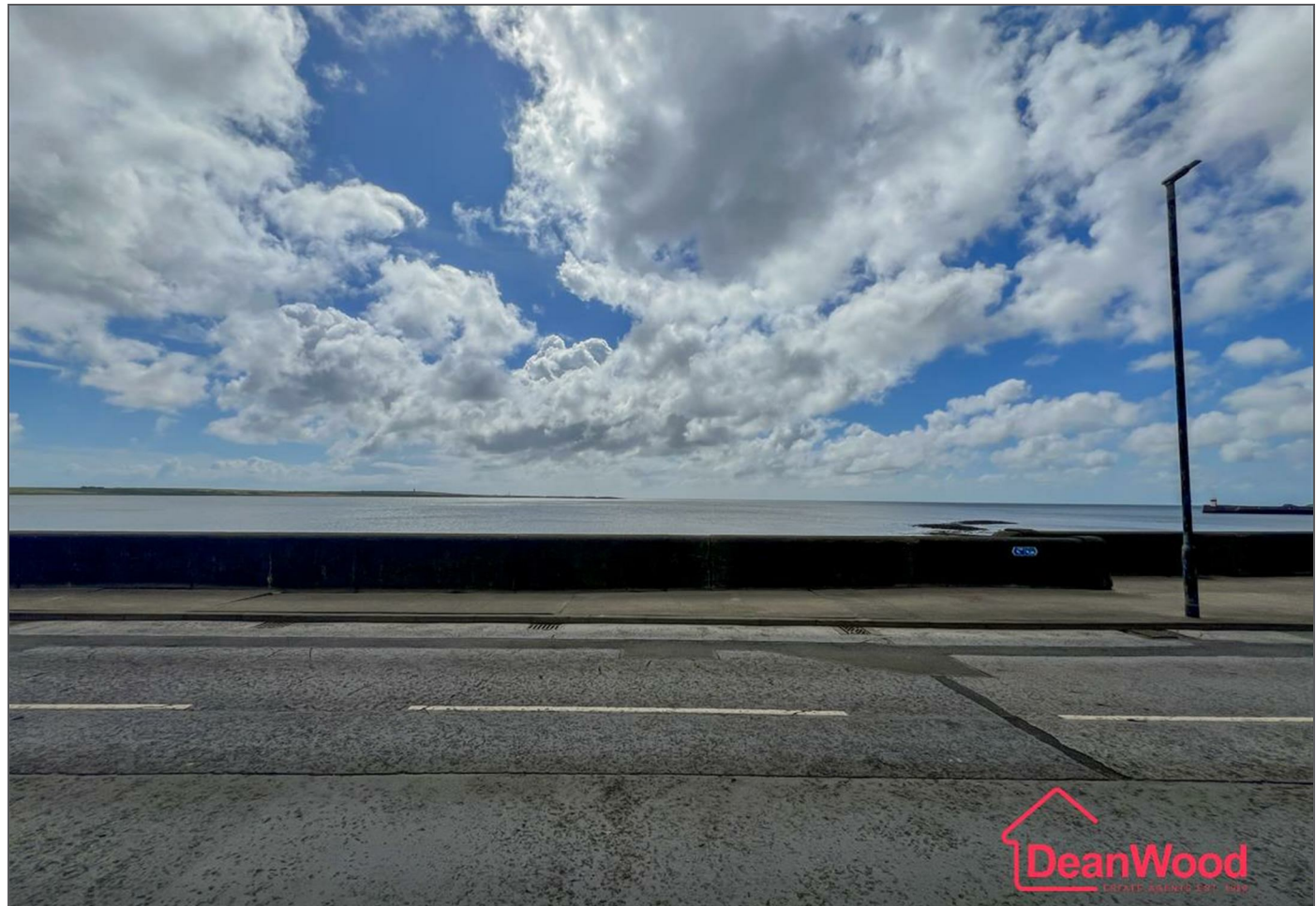


39 The Promenade is a superb beachfront property in the heart of Castletown, enjoying stunning views across Castletown Bay and direct access to the beach for coastal walks, water sports and outdoor activities. Situated on the level into Castletown centre, the property is perfectly placed for local amenities, shops, cafés and the major bus route, making it an ideal lifestyle home.

The bright and airy living accommodation comprises a spacious living room with wonderful sea views, stairs to the first floor and open access into both the dining room and kitchen, creating a sociable flow throughout the ground floor. The dining room is a generous size and benefits from a serving hatch into the kitchen. The galley-style kitchen offers a good range of wall and base units, houses the gas combi boiler and provides access to the rear yard as well as the large tiled ground floor shower room.

To the first floor are two double bedrooms, both fitted with wardrobes. The principal bedroom is positioned to the front of the property and enjoys exceptional views over the bay. A separate WC completes the first floor accommodation.

Externally, the rear yard benefits from a substantial storage shed, ideal as a workshop or for storing paddle boards, kayaks and other beach equipment. The outstanding coastal location and breathtaking views make this a fantastic opportunity to acquire a true lifestyle property in one of the Island's most picturesque seaside settings.



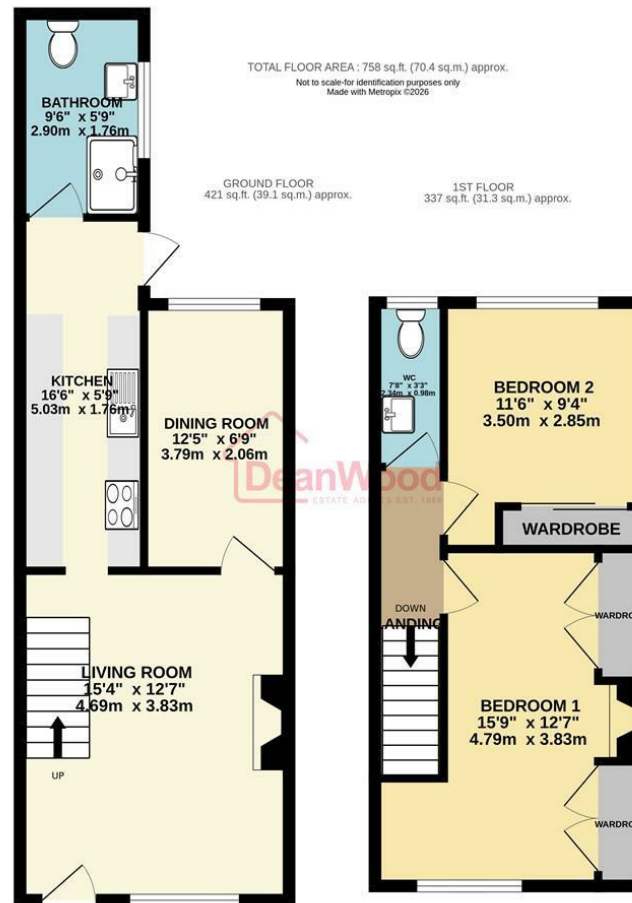












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