



ASKING PRICE

£299,950



THE DETAILS



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Apartment 4, Seacliffe House
Port St Mary
£299,950

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Top-floor apartment with panoramic sea views over Port St Mary Harbour
- Fully refurbished throughout by the current vendor
- Benefiting from a dual-aspect layout and an abundance of natural light
- Open-plan kitchen, dining and living area
- 3 well-proportioned bedrooms, contemporary family shower room
- New floor coverings fitted throughout
- Gas-fired central heating and uPVC double glazing
- Within walking distance of Port St Mary's local amenities
- Active Management Company
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 4, Seacliffe House, a beautifully refurbished top-floor apartment enjoying panoramic sea views in the heart of Port St Mary. Finished to an exceptional standard throughout, this impressive three-bedroom apartment occupies a prime corner position on the top floor, benefiting from a dual-aspect layout that floods the accommodation with natural light whilst showcasing stunning coastal views across Port St Mary Harbour, towards Langness and the Castletown Golf Links.

Accessed via a communal entrance hall with stairs leading to the upper floors, the apartment opens into a spacious and welcoming entrance hall illuminated by contemporary downlighting. The centrepiece of the home is the newly reconfigured open-plan kitchen, living and dining area, thoughtfully designed to maximise both space and views. The stylish kitchen is fitted with a range of soft grey base units complemented by brushed chrome handles and marble-effect worktops. Integrated appliances include a Bosch induction hob, AEG double oven, fridge freezer and washing machine. Modern downlighting and a Velux skylight provide excellent illumination, while three dual-aspect uPVC double-glazed windows frame spectacular views across the harbour and surrounding coastline. The room is finished with attractive wood-effect flooring throughout.

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The apartment offers three well-proportioned bedrooms. Bedroom one is positioned to the rear and benefits from a rear-aspect uPVC double-glazed window and Velux skylight, creating a bright and comfortable double bedroom. Bedroom two enjoys a front-facing position with a uPVC double-glazed window offering direct sea views and ample space for a double bed. Bedroom three is situated to the side of the property and enjoys elevated views across Port St Mary Harbour, Clifton Road and out to sea. Completing the accommodation is a beautifully appointed family shower room, recently renovated with contemporary marble-effect wall panelling. The suite comprises a walk-in shower cubicle with sliding door, WC, wash hand basin with vanity storage beneath and a stylish matt black wall-mounted heated towel rail. Gas-fired central heating, uPVC double glazing throughout and new floor coverings.

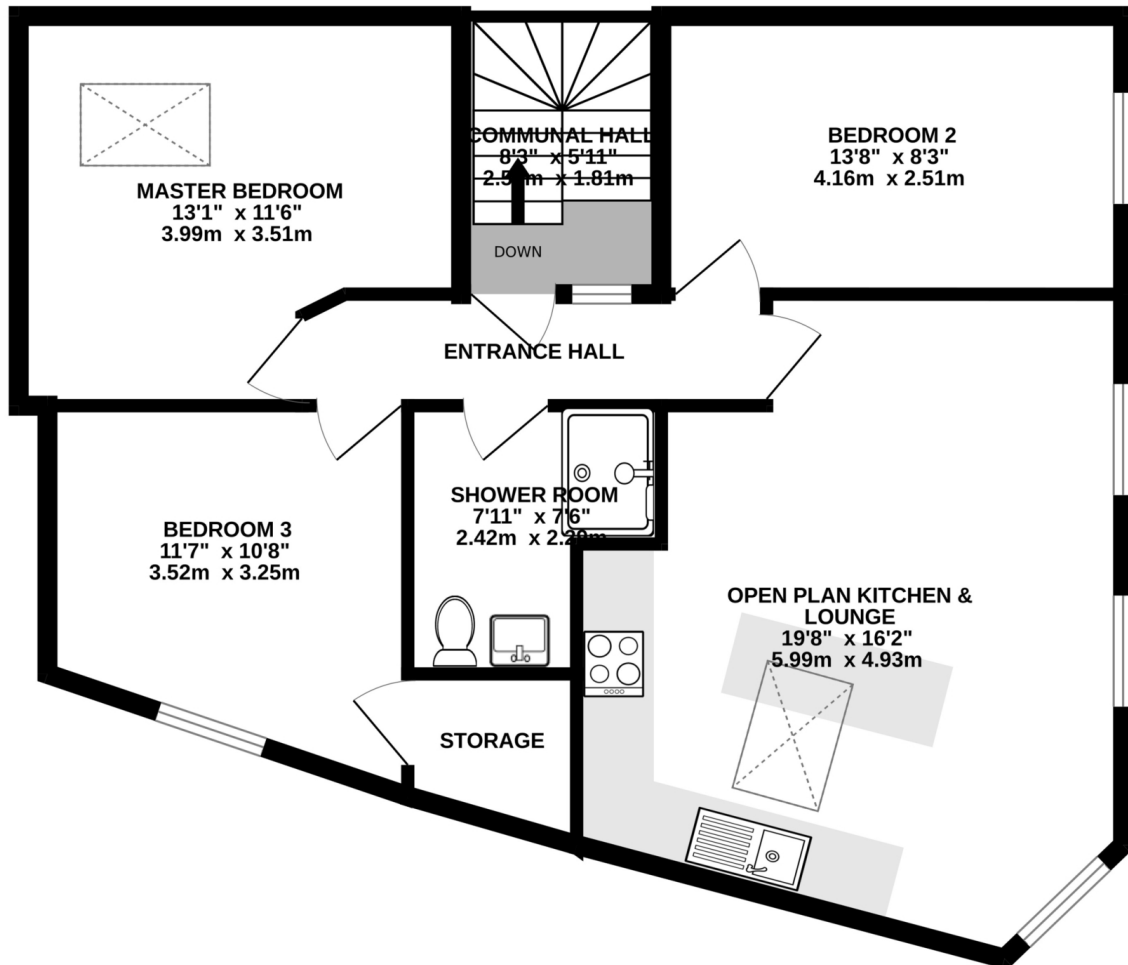
The property is ideally situated within easy walking distance of Port St Mary's excellent range of local amenities, including shops, pubs, eateries and everyday conveniences. Port St Mary Golf Club is just a short distance away, while the coastal footpath, beaches and shoreline are approximately 100 yards from the property. Offering exceptional coastal views, high-quality finishes and a sought-after location, Apartment 4, Seacliffe House presents a rare opportunity to acquire a turnkey home in one of the Isle of Man's most desirable seaside villages.

Active management company (Seacliff Management Limited) fees are £950.00 per annum. Rates £560.58.

Viewing is highly recommended to fully appreciate the quality of accommodation, abundance of natural light and breath taking views on offer. Please contact Black Grace Cowley to arrange a viewing.

FLOORPLAN

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DETAILS FOR

Apartment 4, Seacliffe House, Port St Mary

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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