



12, Carlton Apartments Bradda Road, Port Erin, Isle of Man, IM9 6PD
Asking Price £195,000



- Stunning top floor apartment with panoramic sea and coastal views stretching from Bradda Head across to the Calf of Man
- Two comfortable bedrooms, one enjoying far-reaching coastal views, complemented by a family bathroom with a fitted three-piece suite
- Spacious lounge with bay window perfectly framing uninterrupted sea views, creating a bright and inviting living and entertaining space
- Versatile attic hobbies room with dual aspect Velux windows, offering excellent potential as a third bedroom subject to consent
- Well-appointed kitchen with solid wood worktops, ample storage, and room for modern appliances, combining practicality with a stylish finish
- Allocated off-road parking, efficient gas central heating, uPVC double glazing, and a proactive management company ensure easy, low-maintenance living



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12 Carlton Apartments is a superb top floor home enjoying some of the finest uninterrupted views in Port Erin, stretching from Bradda Head across the bay and out towards the Calf of Man. The apartment is positioned on Bradda Road in an elevated setting, providing a light, airy feel throughout and creating a wonderful sense of space.

The accommodation opens into a welcoming hallway which leads into a generous lounge, the focal point of the property, where a wide bay window frames panoramic sea and coastal views. The kitchen is well appointed with a range of wall and base units, solid wood worktops and ample space for modern appliances, making it both practical and stylish. The two bedrooms are of a good size, with one benefiting from the same sweeping views over the bay, while the family bathroom is fitted with a three-piece suite and shower over the bath.

A particular feature of the property is the attic hobbies room, accessed via the hall, which enjoys Velux windows with dual aspects across the coast and over the castellated parapet. This versatile space offers excellent potential for a third bedroom, subject to the necessary consents, or simply a superb retreat to enjoy the outlook.

The apartment is fitted with uPVC double glazing and gas fired central heating, ensuring comfort and efficiency. Externally, there is an allocated off-road parking space to the rear. The property also benefits from a well-run management company and tidy communal areas, enhancing the ease of ownership.

With its unrivalled sea views, spacious layout and desirable location, this apartment represents a rare opportunity in the Port Erin market. Viewing is strongly recommended to appreciate the setting and potential of this appealing home.





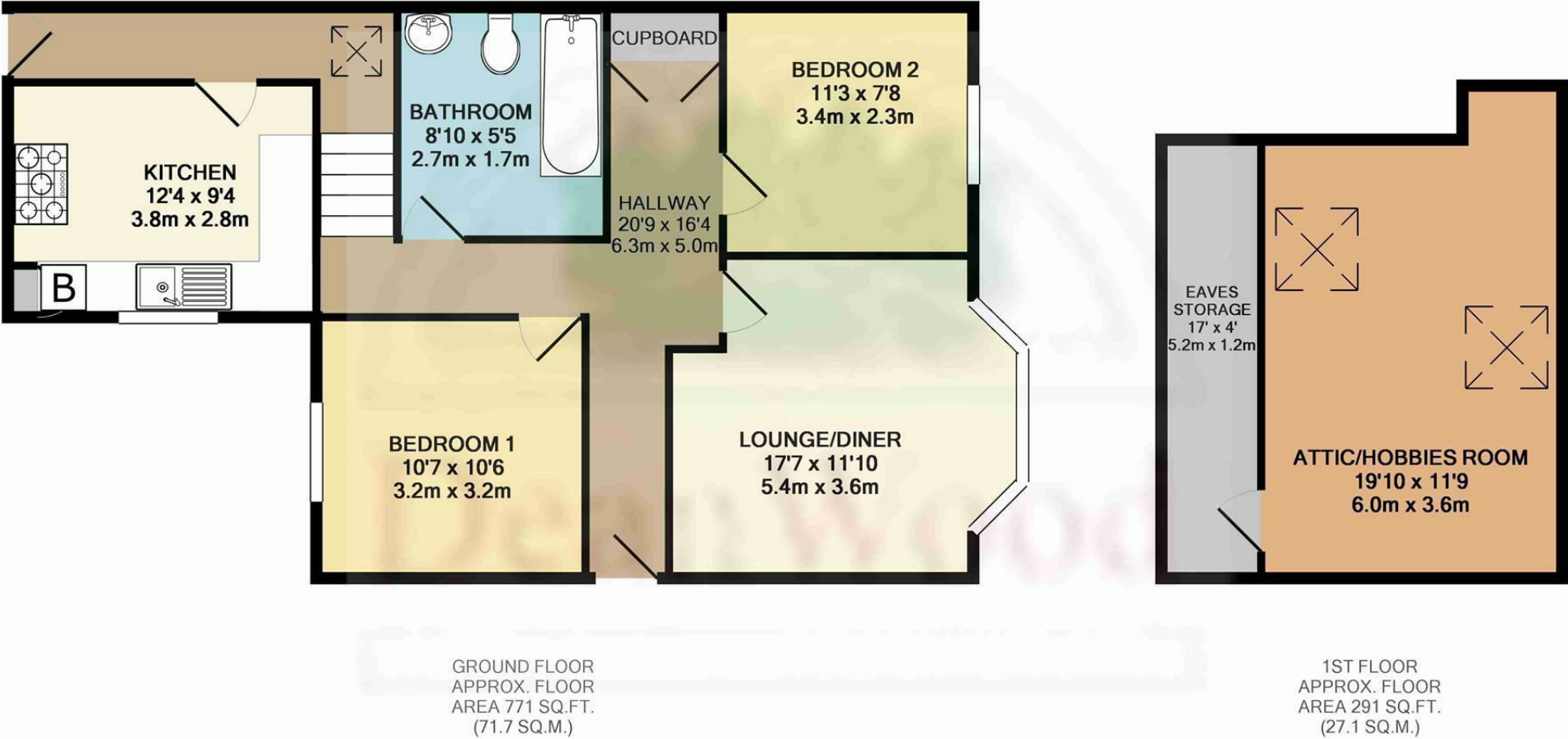












TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.7 SQ.M.)
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