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49 Piccadilly Court, Queens Promenade, Douglas, Isle Of Man, IM2 4NS

Asking Price £269,950

- Uninterrupted Panoramic Views Across Douglas Bay
- Prime Waterfront Position Directly On Douglas Promenade
- Well Presented Top-Floor Purpose-Built Apartment
- Spacious Dual-Aspect Living And Dining Room
- Two Generously Proportioned Double Bedrooms
- Gas Central Heating And uPVC Double Glazing



This stylish top-floor, purpose-built apartment offers an exceptional opportunity to enjoy uninterrupted panoramic views across Douglas Bay, stretching from Onchan Head to Douglas Head. Ideally positioned directly on Douglas Promenade, the property combines stunning coastal surroundings with excellent access to the beach, cafés, restaurants, shops and transport links.

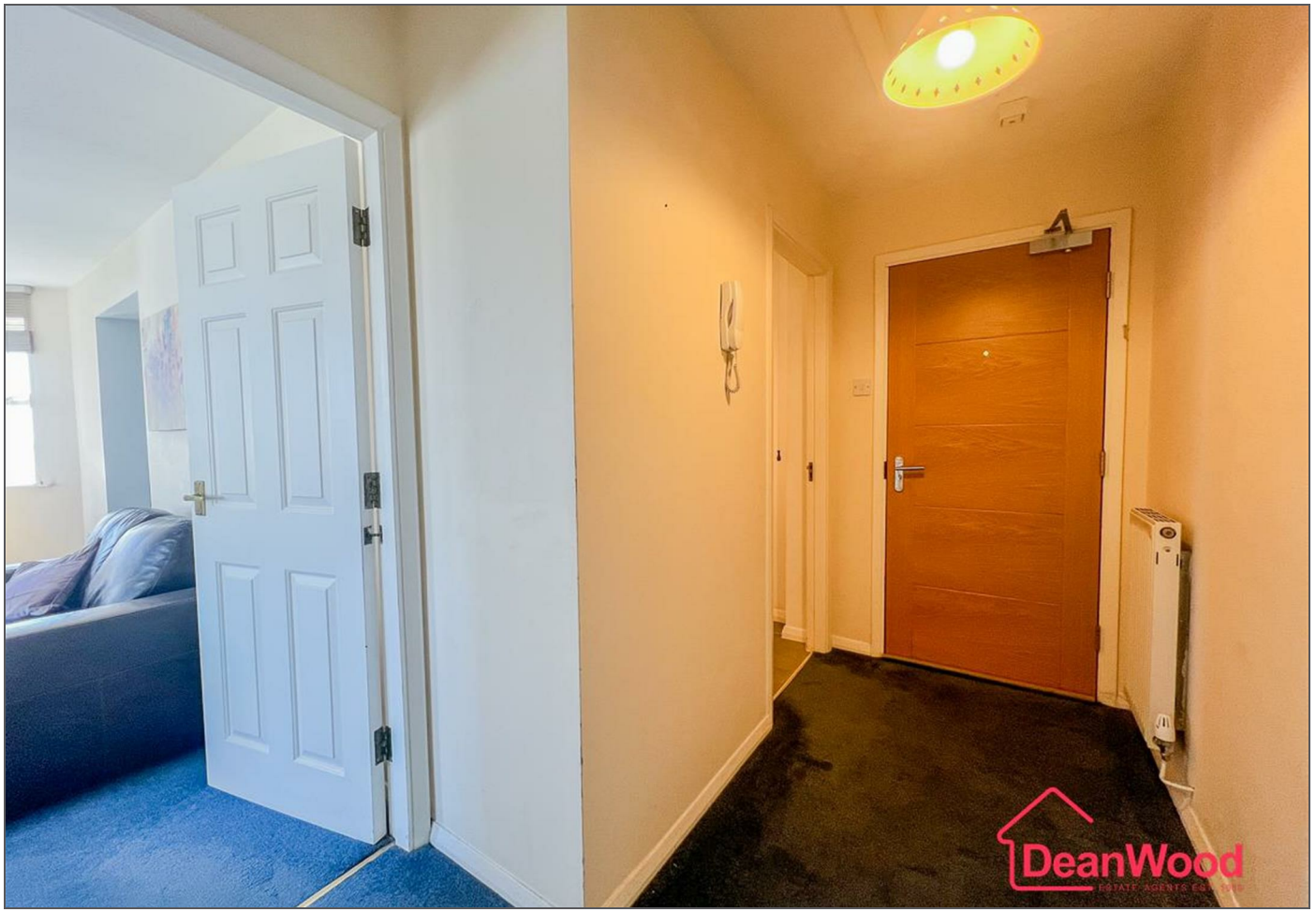
The apartment is tidily presented throughout, with a bright interior. The spacious living and dining room is a particular highlight, featuring dual-aspect windows and exceptional views across the bay, creating a wonderful setting for both relaxing and entertaining. The ever-changing seascape provides a spectacular backdrop throughout the year.

The separate breakfast kitchen is stylishly fitted with a comprehensive range of wall and base units, offering excellent storage and practical workspace. Large windows ensure the room remains bright and welcoming.

There are two generously proportioned double bedrooms, with the main bedroom benefiting from built-in wardrobes. The second bedroom has its own separate entrance, providing excellent flexibility for guests, extended family, a home office or potential rental use. The modern family bathroom includes a bath with shower over, vanity unit and WC.

Further benefits include uPVC double glazing throughout and gas-fired central heating with a combination boiler. Offering spacious accommodation, modern finishes and arguably some of the finest sea views on the Island, this exceptional apartment provides a rare opportunity to enjoy contemporary waterfront living in one of Douglas's most desirable locations.





























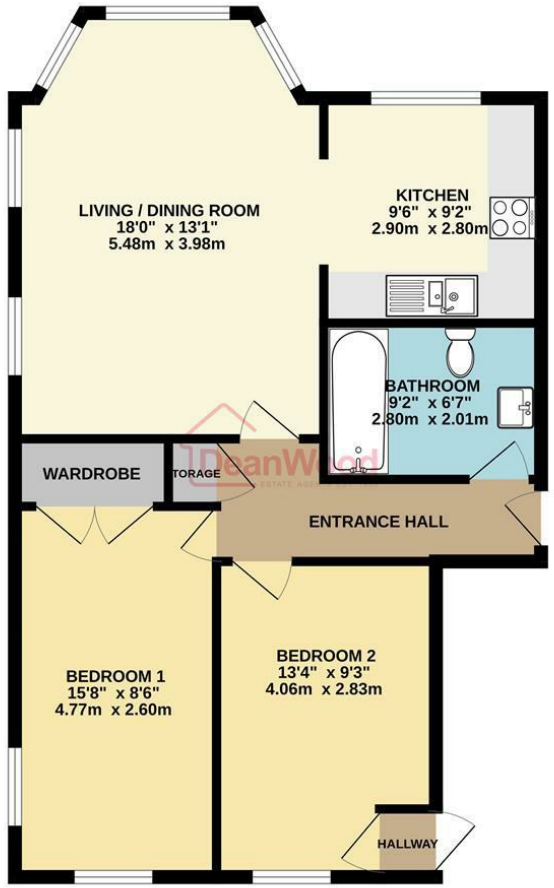

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FIFTH FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.
Not to scale-for identification purposes only
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