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Hangoside, 1 The Promenade, Castletown, IM9 1BJ
Asking Price £410,000

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Wonderful coastal, end terrace Victorian townhouse commanding spectacular direct sea views, and across to King Williams College from many of it's rooms. Close proximity to the Island's historic capital with it's enchanting and imposing Castle, pretty inner harbour and excellent choice of amenities, including many cafe's, restaurants, shops and sports facilities. A truly enviable location with the airport just a 5 minute drive away, and beautiful coastal walks right on your doorstep. Accommodation is set over three floors and includes 3 generous reception rooms, cloakroom, garden room, kitchen and utility area to the ground floor. To the first floor are 4 bedrooms including the master with dressing area, all with wonderful sea views and across open fields. The second floor comprises 2 spacious doubles, one with dressing room and bathroom. A good sized courtyard garden with summerhouse lies to the side and rear of the property, and patio area to the front to enjoy the breathtaking sea views. The property would benefit from some modernisation.





LOCATION

Travelling out of Castletown towards the airport, proceed straight ahead at the 2nd roundabout into Shore Road. Continue to the end and turn left onto The Promenade. 'Hangside' can be found at the end of the terrace of Victorian townhouses overlooking the Bay.

PORCH

Original Victorian tiled floor. Half-glazed door to:

ENTRANCE HALLWAY

Large understairs storage cupboard. Staircase leading to first floor.

LOUNGE

12' 11" x 13' 4" (3.931m x 4.076m)

Generous reception room with triple aspect bay window offering spectacular direct sea views.

CLOAKROOM

Wash hand basin, w.c.

SITTING ROOM

14' 1" x 18' 3" (4.284m x 5.567m)

Very spacious reception room leading into side bay window with lovely views to the sea and towards King Williams College.

DINING ROOM

14' 8" x 15' 8" (4.476m x 4.787m)

Good range of built-in cupboards. Square side bay window with excellent views towards King Williams College. Door to kitchen. Opening to:

GARDEN ROOM/SIDE PORCH

6' 3" x 7' 8" (1.917m x 2.329m)

Super views towards King Williams College. Tiled floor. Door to courtyard garden.

KITCHEN

9' 10" x 13' 2" (3.007m x 4.003m)

Excellent range of beech wall and base units with contrasting worktops incorporating stainless steel sink unit, mixer tap, electric cooker, integrated fridge/freezer, tiled floor, spotlights, complementary tiled splashbacks.

UTILITY AREA

6' 8" x 8' 3" (2.021m x 2.522m)

Plumbing for washing machine, tiled floor.

REAR PORCH

Tiled floor. Door to outside.

FIRST FLOOR

HALF LANDING

Velux roof light. Storage.

BEDROOM 4

8' 8" x 9' 7" (2.646m x 2.922m)

Super sea views and towards King Williams College.

SHOWER ROOM

Fitted suite with large shower enclosure with glazed door, wash hand basin, w.c., built-in storage cupboard. Lovely views towards King Williams College.

BEDROOM 3

6' 9" x 12' 10" (2.059m x 3.913m)

Excellent views towards King Williams College.

LANDING

Stairs leading to second floor.

BEDROOM 2

13' 10" x 14' 10" (4.212m x 4.522m)

Generous double with fabulous sea views and towards King Williams College.

BEDROOM 1

13' 9" x 18' 3" (4.200m x 5.550m)

Very spacious double with superb direct sea views. Opening to:

DRESSING AREA

Wash hand basin set in large storage unit.

SECOND FLOOR

LANDING

Velux roof light. Built-in cupboards. Enclosed ladder leading to attic room.

BEDROOM 5

13' 8" x 13' 10" (4.173m x 4.205m)

Wonderful sea views and towards King Williams College.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin and w.c. Deep set window with obscured glass.

BEDROOM 6

11' 7" x 10' 11" (3.534m x 3.322m)

Spectacular direct sea views. Opening to:

DRESSING ROOM

7' 10" x 8' 11" (2.395m x 2.706m)

Superb direct sea views.

OUTSIDE

At the front of the property is a paved patio to sit and enjoy the spectacular, uninterrupted direct sea views. To the side is a generous, walled courtyard garden with summerhouse, again with stunning sea and rural views towards King Williams College.

SERVICES

Mains water, drainage and electricity. Oil fired central heating (new boiler installed approx. 18 months ago). uPVC double glazing throughout.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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Since 1854



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