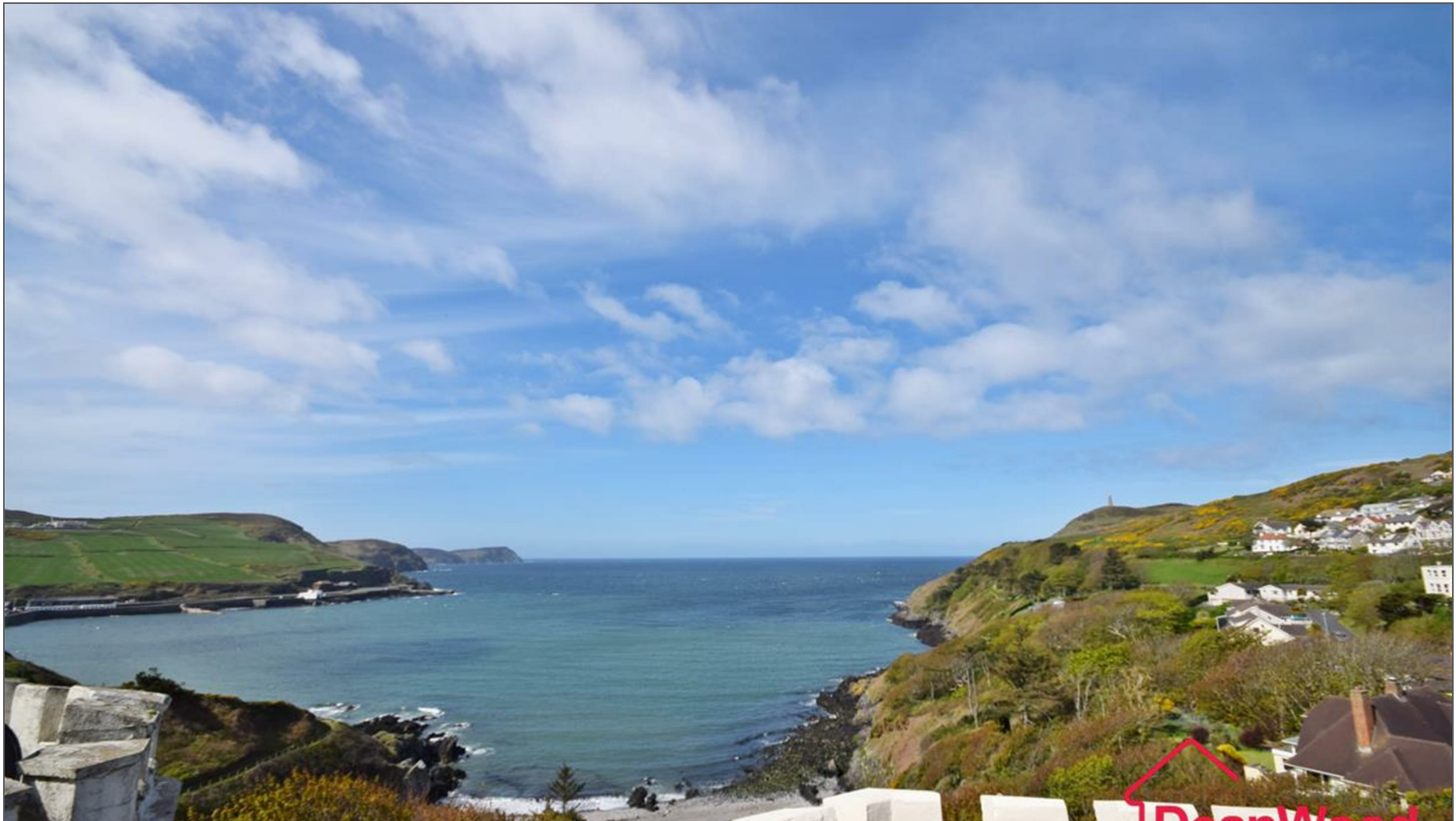




12, Carlton Apartments Bradda Road, Port Erin, Isle of Man, IM9
6PD

Asking Price £195,000

- Top floor apartment enjoying stunning panoramic views
 - 2 double bedrooms
- Spacious lounge with bay window
- Attic hobby room with dual aspect Velux windows
- Well-appointed fitted kitchen
- Allocated off-road parking, GFCH, uPVC double glazing



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.

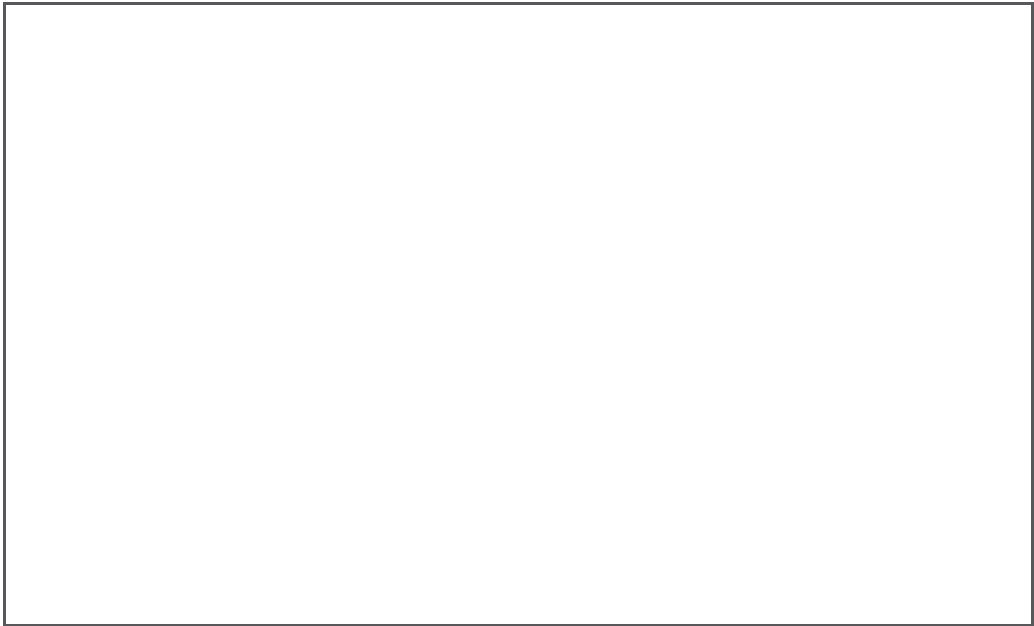
With its unrivalled sea views, spacious layout and desirable location, this apartment represents a rare opportunity in the Port Erin market. Viewing is strongly recommended to appreciate the setting and potential of this appealing home.



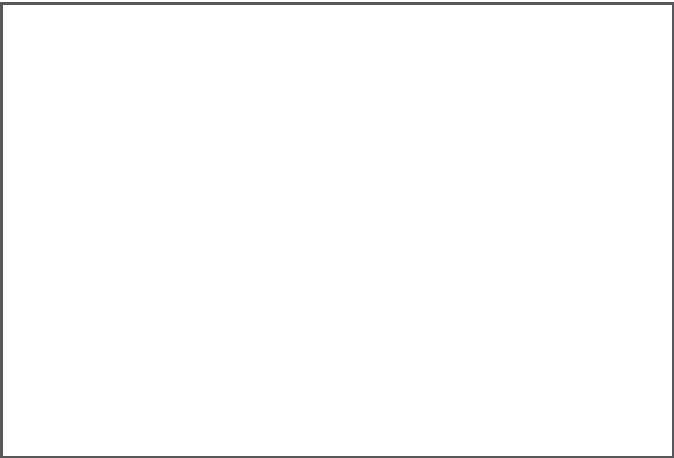






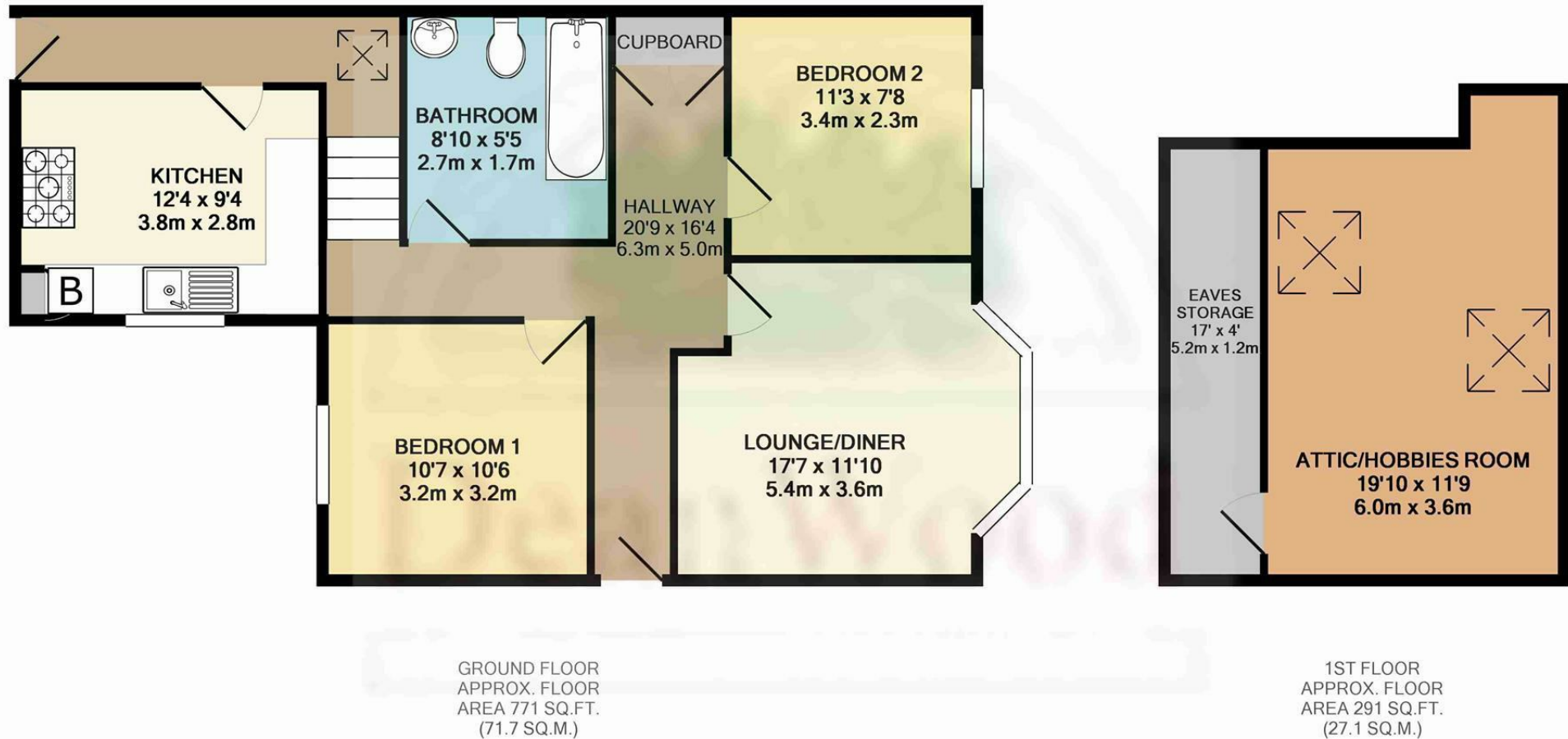


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TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.7 SQ.M.)
Not to scale-for identification purposes only
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