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REAL ESTATE

11 Royal Avenue West, Onchan - IM3 1HB

Isle Of Man

Offers Over £585,000



11 Royal Avenue West

Onchan, Isle Of Man

- Impressive Victorian residence
- Exceptional principal bedroom suite
- Beautifully restored original period features
- Extensively upgraded throughout
- Flexible 4/5 bedroom layout
- Self-contained top-floor accommodation



11 Royal Avenue West

Onchan, Isle Of Man

OPEN DAY – Saturday 15th August from 10:30am - Book your slot now.

Occupying a superb elevated position with breathtaking panoramic views across Douglas Bay, Port Jack Glen and the Irish Sea, La Vista is an exceptional Victorian residence combining beautifully restored period character with spacious and highly versatile modern accommodation.

Arranged over multiple floors, the property has been thoughtfully upgraded while retaining many of its original features, including the Victorian vestibule, original doors, picture rails, skirting boards, ceiling roses and decorative mouldings.

The accommodation is bright, elegant and generously proportioned throughout. At the heart of the home is a quality solid wood kitchen fitted with Neff double ovens and an integrated dishwasher, complemented by flexible reception space, a utility room and ground floor WC.

The impressive principal bedroom suite provides a luxurious private retreat, complete with a generous dressing room and large en-suite bathroom.

A particular highlight is the self-contained top floor accommodation, comprising two bedrooms, a lounge/dining area, kitchenette and bathroom. This provides excellent flexibility for multi-generational living, older children, visiting family and friends, or those requiring a private work-from-home space.

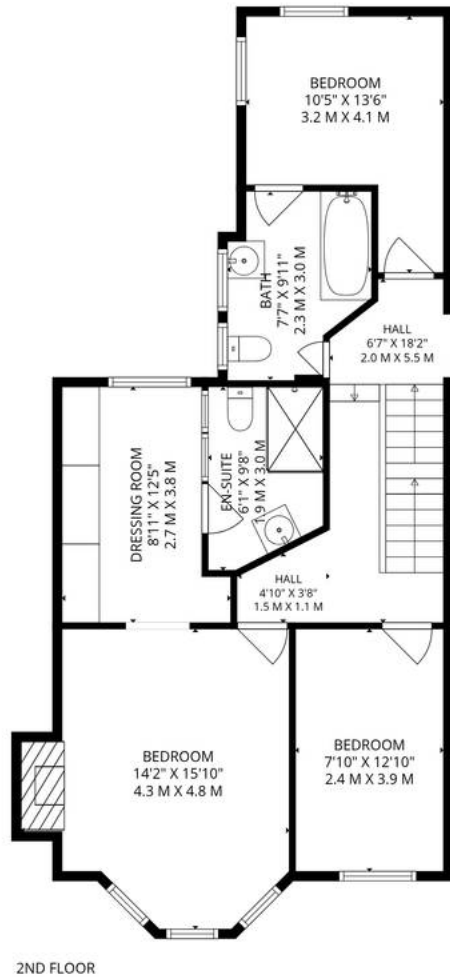
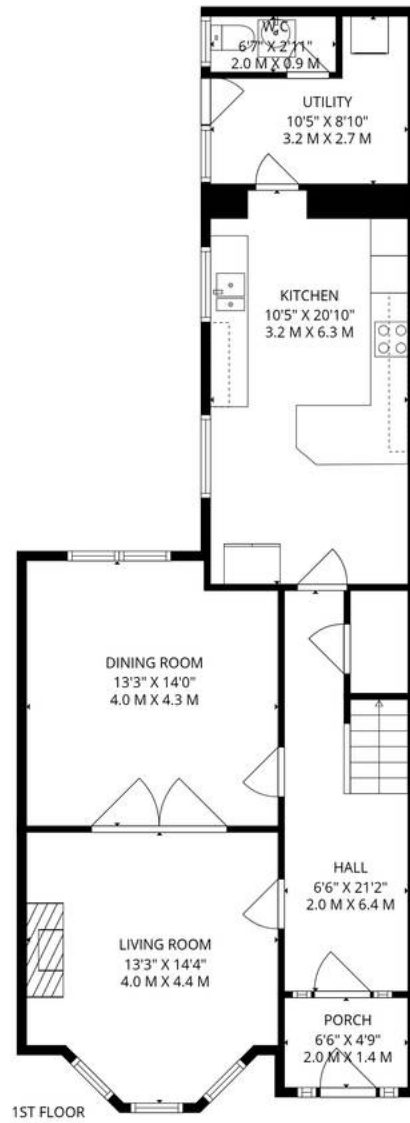
Externally, the beautifully landscaped front terrace has been designed to maximise the stunning coastal outlook and provides an outstanding setting for relaxing, entertaining and outdoor dining, complete with a dedicated barbecue area. A private courtyard to the rear offers further low-maintenance outdoor space.

The property has benefited from extensive improvement works, including rewiring, replumbing, repairs to the front and rear roofs, double glazing, remote-controlled blinds across two floors and new carpets, with polished original floorboards retained beneath. Oil-fired central heating and a multi-fuel log burner provide comfortable year-round living, while the loft is approximately two-thirds boarded for additional storage.

Offering approximately 4/5 bedrooms, four bathrooms, a study, flexible reception accommodation and superb independent living space, La Vista is a truly distinctive coastal home in one of Onchan's most desirable locations.

A rare opportunity to acquire a beautifully presented period residence with outstanding sea views, exceptional versatility and an abundance of character.





Total: 2267 sq. Ft, 211 m2

1st Floor: 751 sq. Ft, 70 M2, 2nd Floor: 761 sq. Ft, 71 M2, 3rd Floor: 755 sq. Ft, 70 m2
 Excluded Areas: Porch: 31 sq. Ft, 3 M2, Utility: 69 sq. Ft, 6 M2, Fireplace: 23 sq. Ft, 2 M2,
 Walls: 185 sq. Ft, 17 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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