

Seal Rock  
2 Derby Court  
42 The Promenade  
Castletown  
Isle of Man IM9 1BG

**Access statement**

Parking is available either in the parking area at the back of the property, or on James Road.

The property is situated on the ground floor and accessed through an external communal door, an internal door and the private front door of the apartment itself.

There are no steps into the apartment.

There is access to the beach front area of the apartment through a door from the lounge. This door has been accommodated with a ramp to facilitate access to this beach front area for everyone

The apartment consists of one good sized doubled bedroom and one bedroom with twin beds. The lounge/dining area has plenty of seating for 4 guests.

Access to the kitchen is through the lounge/dining area.

Both bedrooms are ensuite with a shower room each. The ensuite shower room from the main bedroom has been designed as a wet room with no step up into the shower.

Well behaved pets are permitted with prior arrangement at the time of booking.



Anna Farrimond

26/01/2023