

## **Access statement for Seaspray Cottage, Port Erin**

Seaspray is a 3 bedroomed 3 story cottage on Port Erin promenade, Isle of Man, with magnificent sea views from every room. It is close to all amenities, sports facilities, shops, bars and restaurants.

The house has been recently renovated to a very high standard, and décor is fresh and bright in order to capitalise on the incredible views. One bedroom has an en-suite bathroom, and there is an additional family bathroom with a large bath, plus a washroom downstairs.

The cottage features an integral garage to park off-road, and there is parking outside the house plus non-disk zone parking on the promenade close-by.

The property is accessed by driving along the A5 from Douglas or Ronaldsway airport. Continue on the A5 until you reach Port Erin. Once you reach Gansey beach take a right turn onto Castletown road, across the roundabout at Rushen Primary School and along Station Road into Port Erin. At Port Erin Railway Station turn left, then sharp right onto the lower promenade. Turn left and Seaspray is the 5<sup>th</sup> house on the left. Parking is normally available directly outside the house, but the garage door remote is found in the kitchen to open the door.

There is a lock box at the side of the garage. The light switch for the hall light is situated at the front door.

Inside the property, there is a slight step from the pavement. The kitchen is on the right through a sliding door which is newly fitted with an extendable table for eight, benches, dishwasher, new induction hob and electric cooker, microwave and coffee machine.

Through the kitchen there is a utility room with washing machine and tumble dryer, WC and washroom, and entry to the integral garage.

A living room is on the left with a comfortable sofa and foldaway office desk. Fibre broadband is featured throughout the cottage.

On the first floor is a large living room with comfortable seating for 7 and a Smart TV. This leads out onto a spacious terrace overlooking the beach, with steps down to the pavement through a closed gate. The landing also leads to a private outdoor courtyard bbq area.

There is a double bedroom and a family bathroom on the first floor.

Another flight of stairs leads to master suite. This large en-suite bedroom has a Kingsize zip-lock bed that can be made into 2 singles if required, a shower room and a comfortable chair to relax.

Across the hall is a spacious twin bedroom with two single beds and wardrobe. The ensuite bathroom in the mastersuite or the family bathroom on the first floor may be used.

It is possible for those with restricted mobility to utilise the ground floor family lounge as sleeping quarters due to the double sofabed with access to the ground floor WC. A hanging rack can be brought downstairs from the top floor landing as wardrobe space. There is a closing sliding door, shutters and an additional curtain for enhanced blackout to sleep.

Dogs are permitted with prior arrangement at the time of booking downstairs only and in the first floor living room but not on furniture or in the bedrooms. Fast fibre Wifi is available throughout the whole property.