

## **Access Statement – 23 Moorings Reach**

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### **Introduction**

23 Moorings Reach is an end of terrace house

### **Pre-Arrival**

For booking please contact:

Blue Chip Holidays

Tel: 0844 561 2001

Fax: 01803 851209

[www.bluechipholidays.co.uk](http://www.bluechipholidays.co.uk)

[bookings@bluechipholidays.co.uk](mailto:bookings@bluechipholidays.co.uk)

### **Arrival/ Parking**

- Parking is for one car on a slope in front of the garage, access to the house is through a metal gate.
- The garage is equipped with power and light, go down several concrete steps to blue multi lock entrance door.

### **Entrance**

- Enter the house through the entrance hall.
- Stairs to ground floor and stairs to second floor.
- Ground floor accessed via turned staircase.
- Ground floor hallway with doors to kitchen/ diner, ground floor wc and lounge.

### **Living Area**

- Measures 4.93 metres by 4.52 metres.
- Double opening doors lead onto the front patio.

**Kitchen**

- Measures 4.52 metres by 2.64 metres and comprises of a range of base and eye level units.

**Bedroom one**

- Measures 3.89 metres by 4.6 metres with king size double bed.

**Bedroom two**

- Measures 3.68 measures by 4.55 metres with twin full length opening doors to front aspect.

**Bedroom three**

- Measures 2.41 metres by 3.33 metres with twin full length glazed windows to rear aspect.

**Bedroom four**

- Measures 3.33 metres by 2.54 metres with bunk beds.

**Bathroom**

- Ground floor wc.

**Other space**

- Leading off the lounge is a patio overlooking the inner harbour.
- To the first floor of the elevated entrance walkway there is a small section of patio with a raised flower bed area.
- To the rear of the property leading off the kitchen/ diner is an enclosed courtyard/ patio with outside tap and light.
- Alongside the property is a private pedestrian access pathway leading to a further pedestrian gate with steps down to a gate leading directly to the breakwater and marina walkway.

**Additional Information**