



Westfield Farmhouse, Seahouses, Northumberland NE68 7UR
Telephone: 01665 600850 Email: enquiries@northumberlandcottages.com www.northumberlandcottages.com

Access Statement

**Portside
No6 Seafield Apartments
Seahouses
NE68 7SL**

Pre Arrival

Information about Seahouses and Northumberland can be found on websites:

www.seahouses.org & www.visitnorthumberland.com

Bookings - can be made online at www.staynorthumbria.co.uk , via email at info@staynorthumbria.co.uk or by telephone 01665 721380.

Traveling

By Car - Seahouses is located on the B1340, 15mins from the A1. When using SatNav key in postcode NE68 7SL. Directions will be sent to guests prior to arrival.

By Train - The nearest train station is at Chathill (5miles away) but the service is very limited. It is more convenient to use the east coast main line to either Alnmouth or Berwick-on- Tweed. Then take a bus or taxi (see below) to complete your journey.

By Bus - The nearest bus stops to the apartment are at the Memorial Roundabout in Seahouses approximately 200 metres from the apartment

By Air - Newcastle International Airport is about 45 miles distance from Seahouses. Edinburgh International Airport is about 90 miles in distance

By ferry - Ferries are operated between Amsterdam and Newcastle by DFDS Seaways.

Taxis – Taxis are available in surrounding towns as follows:

Alnwick

AA taxis Northumberland
Sovereign taxis

Alnmouth Taxis

Alnmouth Station taxis
Knights taxis

Belford

Border Cabs

Berwick-on-Tweed

A1 Cabs
West End cabs
Woody's taxis

Seahouses

Hunters Taxis
Parks taxis
Travelsure dial a ride



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For further travel information, bus timetable etc. see website www.seahouses.org/howtofindus.php where you will also find links to local shops and places to eat. If you need any further information please telephone: 01665 721380.

Introduction

"Portside" (apartment No 6) is located on the sea front in the Northumbrian town of Seahouses and offers lounge, kitchen and two en-suite bedrooms as well as two outdoor decks, both south facing. The apartments were built to a high specification in 2013 and "Portside" has been tastefully decorated & furnished to a high standard. It is on the first floor with all floors being on the same level.

Portside is located on Seafield Road within a 3 minute walk from Seahouses town centre. It is approximately 2 miles South of Bamburgh and a short drive from Lindisfarne (Holy Island) and the beautiful coastal villages of Northumbria. There are regular boat trips to the Farne Islands and Lindisfarne from Seahouses harbour.

The apartment is 27m (30yds) from the sea which is accessed by crossing the coastal road outside the building and following the coastal path to steps leading to the beach (which is rocky immediately in front of the apartment). This path is steep and care must be taken. It is just a short walk towards Bamburgh before coming onto the clean sandy beaches that Northumbria is famed for. There are several links golf courses in the area and the "Ocean Leisure Club" is a short walk to the rear of the apartment where our visitors benefit from membership.

We look forward to welcoming you. If you have any queries or require assistance in any way please contact 01665 721380

Arrival

There are 5 visitor parking spaces at the North end of the building which is where you may park before collecting the keys. The apartment has an allocated parking space at the rear of the building. This area is secure and the space is marked with No. 6 on the ground. An operating fob for the electronic gates, that open into the car park, can be found together with the "Portside" front door/lobby door key in the key safe on the wall to the left of the apartment front door. To open the safe, pull down the black flap and rotate the dials

to the code number that will be forwarded to you prior to your arrival. Pull down the black lever to release the safe door.

From the allocated parking place it is approximately a 40m (44yds) walk to the site entrance. Entry from the pavement is through a wrought iron gate which is hinged on the left. The gate is 920mm (3') wide and has a step with a 200mm (8") rise. There are a further 3 steps with a 180 mm (7") rise which lead onto a 1.5 m



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(5') wide path in front of the lobby door. At the North end of the apartments there is an access gate and a ramp to the same path. The area is well lit at night.

Access to the Apartment

Access into the lobby is via a 4 digit key pad code that you will be informed of prior to arrival. Use the bottom set of numbers. The top numbers are door bells which can be used for contacting individual apartments. The door, which is 820mm (2'-8") wide, opens automatically and there is aluminium thresh before entering a carpeted lobby. The door opens into the lobby and lights will illuminate automatically on entry when it is dark. Immediately to the left of the door is an oak staircase with inlaid carpet sections that leads to the first floor and "Portside". From the ground floor, there are 3 corner stairs with a rise of 165mm (6.5") which turn and continue into the main run of 13 further stairs, 940 mm (3'-1") wide and each with a rise of 165mm (6.5") and a going of 265mm (10.4") . At the top of the stairs there is a 2,200mm (7'-2") wide x 1,600mm (5'-2") deep landing in front of the doors to the two upper apartments. "Portside is the left hand door featuring number 6 and a coir mat branded "Portside".

The entrance doorway is 920mm (3') wide and opens inwards to give access to a hallway with open-plan connections to the lounge and kitchen areas as well as the 2 en-suite bedrooms; all of which are on the same level. The entrance hall is 2,200mm (7'-7") wide leading and the connecting Hallway corridor is 870mm (2'-10") wide. There are no doors to the kitchen or lounge areas.

There are two push button light/dimmer switches to the left when entering the apartment; the left being for the corridor and the right for the lounge.

On the wall opposite the entrance door there is a double socket with an emergency torch plugged in. The flooring is "Karndean" light oak and runs throughout the Hallway, Kitchen & Lounge.

Kitchen

There is a triple light switch on the left as you enter the kitchen area. The left switch is for hall/corridor, middle for main kitchen light and the right is for the under wall cupboard lights. Between the worktop and the wall cupboards there is 460mm (1'-6") of clear space which incorporates two double sockets. There is

also a double socket to the left of the table which has an emergency torch plugged in. The switch panel to the left of the worktop is for the kitchen appliances and is marked accordingly. The tall cupboard on the RHS houses a fridge/freezer with the fridge at eye level whilst the LHS base unit houses a dish washer.

There is an in-built electric oven with drop down door as well a microwave above at eye level; 1,230mm (4'-1") from the floor. There are 4 chairs at the 1,400mm x 840mm (4'-7" x 2'-9") glass topped dining table,



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which sit adjacent to a South facing window that opens outwards using the centre lever handle. The two part sink is set into the worktop and has lever operated taps.

From the kitchen, there is access to a South West facing balcony 2,750mm x 1,540mm (9' x 5') via outward opening double doors with openings of 820mm (2'-8") for one door and 1,680mm (5'-6") when both doors are used. There is a step with a rise of 180mm (7") and going of 450mm (1'- 5") before dropping down 40mm (1.5") onto the balcony deck. There is a 30mm (1.2") high weather lath in the centre of the step. In front of the doors is a 730mm x 430mm (2'-5" x 1'-5") coir mat. There are smoke and carbon monoxide alarms fitted in the apartment and there is a fire blanket on the wall nib, below a key box to the left of the table.

Lounge

The lounge is 3,900mm (12'-9") x 3,180mm (10'- 5") and there is a corner sofa, which comfortably seats 4 adults, a winged chair and a central rug, 2050mm x 1,420mm (6'-9" x 4'-8"). A wall mounted 36" Smart TV has screen subtitles if required and operates directly from the set or via a remote control: the power supply sockets are behind the TV. There is a large 360mm (1'-2") high circular coffee table as well as a small 430mm (1'-5") high side table.

Lighting is by 6 ceiling spot lights; the push button dimmer switch is to the right of the front door. There are 3 double sockets which are under the TV, behind the curtain & between the sofa & window.

From the Lounge there is access to the East facing balcony, 2,710mm x 1,430mm (9' x 4'-8") via a 900mm (3') wide door. There is a step with a rise of 180mm (7") and a depth of 450mm (17") before dropping down 180mm (7") onto the balcony deck. There is a 30mm (1.2") high weather lath in the centre of the step.

Bedroom 1 (East Facing)

The bedroom door has an opening of 800mm (2'-8") and opens into the bedroom which is 3,700mm (12'-2") x 3,600mm (11'-9") and is carpeted with a short pile 80% wool carpet. The bedroom window opens outwards using the centre lever handle. Lighting is by a single pendant centre light (switch is to the right of the entrance door) and two bedside lights which have integrated cable switches.

Zip and link beds can be made into a super king or 2 single beds. When made into a super king, the gap between the window and bed is 535mm (1'-9") and the bed and the wardrobe 580mm (1'- 11"). The end of the bed to the wall is 535mm (1'-9"). Bedding & pillows are of a non-allergic material & bed linen is cotton and cotton/percale. There are glass topped bedside tables with lamps and sliding wardrobes which incorporate a set of drawers and hangers. A wall mounted 19" Smart TV has screen subtitles if required and op-



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erates directly from the set or via a remote control: the electricity socket is behind the television. There are 2 other double sockets at either side of the bed and a further one facing the bed.

The door to the en-suite opens into the bedroom and has a clear opening of 800mm (2'-8"). The en-suite is 1,650mm (5'- 6") x 1,470mm (4'-10") and the light switch, together with a switch for a heated towel rail, is on the wall in the bedroom to the right of the entrance door. The en-suite is equipped with a bath which incorporates a shower above: it is provided with a non- slip mat. The WC has gaps of 300mm (1') on both sides and the large pedestal ceramic sink has lever taps. There is a heated towel rail & flooring is ceramic tiles with a bath mat.

Bedroom 2 (West Facing)

The bedroom door has an opening of 800mm (2'-8") and opens into the bedroom which is 3,700mm (12'-2") x 3,600mm (11'-9") and is carpeted with a short pile 80% wool carpet. The bedroom window opens outwards using the centre lever handle. Lighting is by a single pendant centre light (switch is to the left of the entrance door) and two bedside lights which have integrated cable switches.

Zip and link beds can be made into a super king or 2 single beds. When made into a super king, the gap between the window and bed is 535mm (1'-9") and the bed and the wardrobe 580mm (1'- 11"). The end of the bed to the wall is 535mm (1'-9"). Bedding & pillows are of a non-allergic material & bed linen is cotton and cotton/percale. There are glass topped bedside tables with lamps and sliding wardrobes which incorporate a set of drawers and hangers. A wall mounted 19" Smart TV has screen subtitles if required and operates directly from the set or via a remote control: the electricity socket is behind the television. There are 2 other double sockets at either side of the bed and a further one facing the bed.

The door to the en-suite opens into the bedroom and has a clear opening of 800mm (2'-8"). The en-suite is 1,650mm (5'- 6") x 1,470mm (4'-10") and the light switch, together with a switch for a heated towel rail, is on the wall in the bedroom to the right of the entrance door. The en-suite is equipped with a 1,400mm (4'-7") x 800mm (2'-7") shower with easy access via a 610mm (2') wide opening (no door): a non- slip mat is provided. The WC has gaps of 270mm (11") on both sides and the large ceramic pedestal sink has lever taps. There is a heated towel rail & flooring is ceramic tiles with a bath mat.

Other Information

- o Washer/Dryer (front loaded) - is in the LH Hall corridor cupboard. Both the LH & RH cupboards have double doors that open into the corridor with openings of 1,240mm (4'-1")
- o Water Stop Cock - is in the LH cupboard above the hot water tank.
- o Immersion Heaters - Switches are near the bottom of the wall to the RHS of the water tank.



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- o Fuse Box - is in the RH cupboard.
- o Door Intercom - The apartment is equipped with a door intercom system, wall hung handset to the interior left of the apartment front door. This is for visitors who can "buzz" from outside the building if they don't have the codes. The Lobby entrance door can be opened from within the apartment via the intercom.
- o Heating - is provided by electric radiators in all rooms operated from isolator switch at low level under the radiator, and regulated with min>max setting on top of the radiator
- o Wireless Internet Access - The Hub is on the lounge windowsill with the electric socket under the TV. The access code is in the back of the Hub itself and can also be found in the apartment information folder.
- o Mobile Phones - There is good reception for Orange, T-Mobile & EE but limited reception for O2 and Vodafone
- o Smoking - The property is strictly no smoking throughout although smoking is permitted on the balconies outside. Visitors are requested to dispose of cigarettes responsibly.
- o Pets - We regret that we are unable to accommodate guests' pets.
- o Disabled Access - As the apartment is on the first floor and there is no stair lift, it is unsuitable for access involving wheelchairs or mobility disabilities.
- o Information - There is a welcome folder on the Hall table containing information about the apartment, the appliances and equipment as well as useful details about the area.

Key Dimensional Information (Heights)

Note: imperial conversions are rounded to nearest inch

Feature	Height from Floor		Feature	Height from Floor	
	mm	ft. - inch		mm	ft. - inch
Door Handle to Lounge deck	1,240	4'-1"	Kitchen Worktop	910	3'-0"
Door Handle to Kitchen deck	1,210	4'-0"	Kitchen Table	750	2'-6"
Other Door Handles	960	3'-2"	Kitchen Chairs to seat	460	1'-6"
13 amp Sockets	450	1'-6"	Beds	590	1'-11"
Light Switches	1,500	4'-11"	Bedside Tables	430	1'-5"
Access Door Key Safe	1,500	4'-11"	Bedroom TVs	1,980	6'-6"
Lounge TV	1,780	5'-10"	En-suite WCs	460	1'-6"
Lounge Winged Chair to seat	430	1'-6"	En-suite Basins	800	2'-7"
Lounge Sofa to seat	400	1'-4"	En-suite 1 Bath	540	1'-9"
			En-suite 2 Shower Tray	160	6"