

Access Statement for Self-catering holiday flat **Flat 3, Cumberland Lodge, Highcliffe**

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Introduction

Flat 3 is a ground-floor apartment with its own entrance. I hope you will find all the information you need in this statement, but if you have any further queries please do ask. I will be happy to assist in any way.

Pre-Arrival

There is a website with floor plan and several photos: www.cumberlandlodge.co.uk/info

Enquiries can be made via email, letter or phone

The nearest bus stop in the town is 50 m from the entrance.

The nearest train station is New Milton, which is 2.5 miles away

Arrival & Car Parking Facilities

Turn into Seaton Road and take the second entrance on your right and park in the left-hand bay straight ahead. This is the allocated car parking space for Flat 3, approx 10 m from the front door of the flat.

The car park and access area to the flat is of hardcore topped with shingles/stones of various sizes which is an uneven surface.

The entrance at the front has 1 step – 150 mm high, 440mm deep, 750mm wide and the threshold of the door is 150 mm above the level of the step.

The yale-type lock is 1.00 m above the threshold

The door opening is 710 mm wide 1.91 m high, and is hinged on the right and opens inwards into the Lounge.

Inside the Flat

Lounge

There is free space of 2.4 m by 1.6 m clear of doors and furniture

Flooring is short pile carpet

Two easy chairs provided, both with arms

Nest of tables

TV provided on fixed stand with remote control

From the lounge, a door opens into an internal passageway. Hinged on the right as you exit the lounge, the door opening is 660 mm wide, 1.96 m high.

The passageway to the bedroom [left] is 1.0 m wide; to the kitchen and bathroom [straight ahead], the passageway is 695 mm at it's narrowest widening to 860 mm

Twin Bedroom

Door opening width is 660 mm wide, 1.96 m high, hinged on the left, opening into the bedroom

Twin single divan beds provided – 900 mm wide

Bed height 600 mm floor to top of mattress.

Sheets, duvet covers and pillow cases are polyester cotton

Largest transfer space available to left or right of bed is 810 mm

Beds are movable if more space is required to one side

Largest free space clear of doors and furniture is 1.8 m by 1.05 m

There is a wall mounted spot light 1.32 m high placed centrally between the twin beds, controlled by a switch below on the headboard.

Kitchen/Diner

Kitchen/Diner is open plan entered by a door from the passageway, hinged on the left, opening into the kitchen/diner. Door opening width 660 mm, height 1.96 m.

Worktop height is 900 mm

Hob is set into worktop 900 mm high

Oven/grill door is drop down, and protrudes 430 mm when opened.

Height of lowest shelf is 500 mm, can be accessed from the side

Both oven and hob are electric.

Sink is 900 mm high with cupboards underneath

Flooring is vinyl tiles

Fridge highest shelf 400 mm, frozen compartment 600 mm

The circular dining table is 740 mm high, lowest clearance underneath is 640 mm. Width is 1.1 m.

Three chairs with no arms.

Bathroom

Approached from the passageway, width 660 mm at it's narrowest.

Door opens into the passageway, opening width 640 mm, height 1.96 m.

Hook lock for the door.

Bath with flexible shower over

Bath rim height is 560 mm Integral bath rails available on both sides

Grab rail 1.02 m above the bottom of the bath

Free space in bathroom (free of doors and furniture) is 1m by 560 mm

Toilet seat height 430 mm

Space to right of toilet (as seen facing) is 330 mm, to the left 200 mm

Flooring is vinyl tiles

Light switch (pull cord) inside bathroom height 1.25 m

Shaver light (over wash basin) pull cord height 1.7 m

Wash basin height 800 mm