

Access Statement for Self-catering holiday flat Flat 4, Cumberland Lodge, Highcliffe

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Introduction

Flat 4 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 layout 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 right-hand bay straight ahead. This is the allocated car parking space for Flat 4 approx 5 m from the entrance door to the flat.

The parking bay and approach to the flat is a concrete surface. The remainder of the car park, which you have to cross to reach the road, is of hardcore topped with shingles/stones of various sizes which is an uneven surface.

The entrance at the front has 1 step – 100 mm high, 300 mm deep, 900 mm wide and the threshold of the door is 120 mm above the level of the step. .

The yale-type lock is 1.35 m above the threshold

The door opening is 700 mm wide 1.98 m high, is hinged on the left and opens inwards into the Kitchen.

Kitchen

Worktop height is 900 mm

Hob is set into worktop 900 mm high

Oven/grill door is drop down, and protrudes 450 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.

Fridge highest shelf 400 mm, frozen compartment 630 mm

Small drop-leaf dining table is 740 mm high, lowest clearance underneath is 640 mm. Width is 1.1m. Two folding stools.

From Kitchen is a doorway 650mm wide 1.97m high, hinged to the right, opening into a passageway with max clear width 650mm.

Opening off this passageway, to the left, is the **Shower Room**. The door width 660 mm, height 1.95 m, hinged to the right, opens into the passageway. Door has a slide bolt lock.

Shower door 600 mm wide opens into the room, hinged to the left. Internally the shower cubicle is 700mm square. The electric Shower unit is 1.63 m above the shower base. The shower spray handset height can be adjusted between 1.35m and 1.7m above the base. There is a grab handle 900mm above the base.

Toilet seat height 430 mm. Space to right of toilet (as seen facing) is 230 mm, to the left 400 mm
Flooring is vinyl. Vanity basin is 800mm high. Height of light switch pull cord is 1.2m. Shaver light over vanity basin is 1.6m . Heater pull cord is 1.5m

Light switch (pull cord) inside bathroom height 1.4 m

Straight ahead after exiting the shower-room, or to the right if exiting the kitchen, into a wider passageway, width 1m. Straight ahead towards the Twin-bedroom.

To the right, is the door into the Lounge-Diner,

Lounge-Diner

Door width 650 mm, height 1.96m.

Flooring is short pile carpet

Two seater settee with arms

Coffee table with lamp and radio.

TV on table/stand with remote control

Dining table 600mm by 900mm. Height 740mm, 660mm lowest clearance. Two chairs.

Twin Bedroom

Door opening width is 640mm wide, 1.96 m high, hinged on the right, 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 600 mm

Beds are movable if more space is required to one side

Largest free space clear of doors and furniture is 1.06 m by 1.06 m

There is a bedside light 1.15 m high placed on the bedside table between the twin beds, controlled by a rocker switch on a flexible cord.