

Access Statement for the Broadstairs Holiday Cottage

Introduction

Broadstairs Cottage is a brick built, weather boarded centrally heated 2 bedroom semi-detached property in a quiet cul de sac in the centre of Broadstairs. It has off road parking for 2 cars and a secure garden.

Pre-Arrival

- There are 2 comprehensive web sites – see contact details at end of this document.
- All guests are provided with a full set of instructions to the house following receipt of balance payment.
- The nearest bus stop is in Albion Street some 140metres away- Stagecoach contact tel 08456 00 22 99.
- Broadstairs railway station is ½ mile up the High Street- BR London southeast tel 08457 48 49 50
- The nearest RADAR station is some 500metres away adjacent to the Bandstand in Victoria gardens.
- The nearest public phone box is in Chandos Square some 365 metres away.
- The “A to B Cars” taxi service is some 200metres away in the High Street tel 01843 866 666 and 01843 888 000.
- This Access Statement is available on our web site and also in the Guest Notes folder in the cottage.

Arrival & Parking Facilities

- Detailed directions are sent to guests following receipt of the final balance payment for the holiday – the directions with maps guide guests to the front door of the property
- A tarmac road leads to a level brick paved area which can comfortably accommodate 2 cars directly in front of the property.

Main Entrance

- The main entrance is the front door of the property – key for this door is given to guests on their arrival.
- The front door is 76cm wide by 200cm high with hinge on the right - the keyhole is 132cm high.
- The step from the block paved drive is 13cm high onto a paved area fronting the door – the threshold is 14cm high.
- The front door opens into the entrance lobby, 150cm by 145cm, accessing the foot of the staircase and the ground floor hallway running alongside the staircase.
- There is a large coconut mat inside the front door and the hallway is carpeted.
- There is a hall light switch halfway down the hall just beyond the sitting room doorway on the left hand side.

Hall, Stairs, Landing

- The ground floor hallway is narrow at just 63cm as it passes the staircase.
- At the far end of the hallway is an entrance on the left to the Dining room and ahead an entrance to the ground floor shower room and loo.
- There is a double light switch, serving both downstairs and upstairs landing lights, just beyond the sitting room doorway on the left hand side.
- At the far end of the hall is a recess on the right hand side for hanging coats. Also sited here is a radio and small lamp.
- To the right of the hallway the staircase is 64cm wide (between the 2 hand rails) comprising 9 steps – at the top there is a sharp turn to the left with 5 steps to the upstairs landing.
- The upstairs landing is 85cm wide with 4 doors leading off – to the left the front bedroom, to the right a separate loo then a bathroom and ahead the back bedroom.

Ground Floor

Sitting Room

- The sitting room measures 303cms by 303cms.
- The sitting room door is on the left hand side of the hallway and is 74cm wide by 196cm with hinge on the left.
- Carpet is cream with a small rug in front of the electric coal effect stove fire with 2 KW fan heater.
- There are 2 two seater settee`s offering a 48cm gap into the room together with a wicker single seat chair, all with cushions.
- There is a TV, DVD player and a Freesat box all with remote controls – also a radio cassette with CD player.

Dining Room

- The dining room is 322cm by 324cm with cream carpet, the entrance doorway is 74cm wide by 196cm high hinged to the left side.
- The room has an oval table with 4 matching chairs.
- A decorative display cabinet to the far right of the chimney breast lights up to show seaside memorabilia.
- A cupboard to the left of the chimney breast houses a vacuum cleaner, first aid box and the Guest Guide Notes ring binder.
- Access to the outside decking area/garden is via a glazed patio door over to the far left hand side.
- Access to the kitchen is to the far right.
- The central heating boiler is sited behind louvre doors fronting the chimney breast.

Kitchen

- The kitchen is situated at the far end of the ground floor and accessed via the dining room through an arch 78cm by 200cm.
- The kitchen is 312cm long by 185cm wide with a floor of natural cream tiles; it is equipped with a 5.5 cu/ft fridge and a 3cu/ft freezer, electric convection oven and ceramic hob, microwave, dishwasher, toaster and electric kettle.
- The oven is eye level 106cm above the floor.
- The microwave is above the oven at 140cm above the floor.
- Cooking utensils are hung on a rack adjacent to the left of the hob.
- Work tops in sand coloured laminate are 92cm above floor level and contrast with cream wall tiles.
- A stainless steel sink unit with mono tap is sited under a window overlooking the rear garden.
- Lighting is by 2 ceiling mounted triple lamp halogen spotlights.
- A small glass top breakfast table and 2 folding chairs are sited next to the radiator heating the kitchen.
- A velux roof window allows extra light onto the table.

Shower room/loo

- This ground floor facility is accessed via a small doorway just 179cm high by 58cm wide - it is sited at the end of the hallway and is 153cm long by 132cm wide.
- It comprises a thermostatic glazed walk in shower cubicle 70cm by 115cm together with a wash basin and loo – it has an extractor fan and opening window.

First Floor

Front Bedroom

- Bedroom 1 is a spacious 365cm by 450cm and is accessed to the left of the landing with level entrance.
- Entrance door is hinged on the left and is 74cm wide by 195cm high.
- The far right hand side is covered with wardrobes.
- There is a dressing table with mirror to the left.
- The bed is a 4ft 6inch double with hybrid (spring and memory foam) mattress.
- There are bedside units each with reading lights and also an alarm radio on the right hand side unit.

Back Bedroom

- Bedroom 2 is 326cm by 270cm and is accessed directly across the landing with level access.
- Doorway is 74cm wide by 195cm high and hinged on the left hand side.
- A single wardrobe is sited at the far right hand corner to the right of a window overlooking the garden.
- There is a low level 3 drawer unit with lamp under the window.

- The 2 single beds are 3ft wide with thick sprung mattresses.
- A reading light is fixed midway between and above the beds.

Bathroom

- Access is to the right of the landing via a small door (58cm wide by 181cm high) hinged on the left.
- The bathroom is compact, just 153cm wide by 166cm long, and comprises a small bath (50cm wide by 110cm long) complete with thermostatic shower and shower curtain together with a wash basin.
- There is a ceiling extractor fan and also an opening window above the wash basin.

Loo

- The loo is separately accessed via a door to the right of the bathroom (58cm wide by 181cm high) hinged on the left.
- The loo is small just 84cm by 89cm with a slim line centre push cistern.
- A ceiling mounted extractor fan and opening window are fitted.

Garden

- Garden comprises a decking area accessed via the dining room patio door (61cm wide by 190cm high) with a threshold of 6cm.
- The decking area is 330cm by 260cm and has a three step access down to a grassed area – steps are 80cm wide with varying depths of 15cm, 20cm and 16cm.
- Two folding tables each with 2 chairs are on the decking or may be used on the lawn.
- The lawn is 720cm by 500cm.
- The garden a gate is surrounded by flint and brick walls with a gate onto an access road running along the rear of the property – the gate is wood 80cm wide secured by bolts.
- There is a sideway along the right side of the property (as seen from the front of the property) – it is 135cm wide and accessed via a tall wooden gate 195cm by 106cm wide secured by bolts.
- The garden has rose bushes and shrubs with a wooden arch.

Additional Information

Evacuation procedures are described in detail in the “Risk Assessment” and “Procedures in event of fire” documents contained in the Guest Guide Notes Folder in the property.

Staff training – there are no staff on site during guest occupancy.

There are no hoists, wheelchairs or other disability aid equipment available.

A No Pet’s policy applies.

A No Smoking policy applies.

A No Smoking sign is displayed.

Guests are required to observe acceptable noise levels taking into account the adjacent property.

There are no facilities set aside for carers.

There are no refrigerators set aside for the specific storage of medicines or dietary foods.

The property is self-catering, there are no staff on site but requests for assistance may be made to the Owner who`s contact details are displayed in the Guest Guide Notes Folder at the property and below.

Contact Details

There are two websites for the house:

www.broadstairs-holiday-house.co.uk with photos, a description and other information relevant to the area.

www.ownersdirect.com (property ref E114) with availability, prices and a texting service for enquiries.

Note: the web sites have links to each other.

Bookings/enquiries can be made directly via:

Telephone – 01992 576044

Mobile – 07971 423 431

Letter – Mrs L. E Bull, Millstone Cottage, 16 Beulah Road, Epping, Essex, CM16 6RH

Email – lynn.beulah@gmail.com

Feedback is welcomed to facilitate continual improvement – comments may be directed using any of the above media.