

# **Access Statement for Dellfield Self-Catering unit**

## **Introduction and Overview**

Our self catering flat is on the first floor in an annexe attached to the main house. The flat is not suitable for guests needing wheelchair access due to the small bedroom and bathroom sizes and also a narrow doorway (66cm) between the sitting room and kitchen area. Although the flat is all on the ground floor there are 3 different levels each separated by a small step (no higher than 10cm).

The flat benefits from oil central heating with radiators in all rooms, hot water is provided by immersion heater.

There is poor mobile phone coverage in the area. O2 customers should get a reasonable signal, others will only get a weak signal at the corner of the garden.

We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Every effort has been made to ensure details are correct, however if a specific detail or measurement is critical please contact us so that exact details can be confirmed.

## **Pre-Arrival**

- We have a basic website
- Dellfield is just outside the village of Funtington about 250 metres up a single track road, the road is unlit.
- Bookings / enquiries can be made via email or phone
- The nearest bus stop in the village is half a mile from the entrance.
- The nearest train station is Bosham, 3 miles away

## Arrival & Car Parking Facilities

- There is ample car parking available direct by the main entrance to the flat
- The car parking area is rough shingle and stones and is uneven
- From the car park area there are 3 paving slab steps down to a concrete path, each step is 138cm wide and 15cm high. There is no hand rail.
- The concrete path is 136cm wide.
- The main entrance door is 80cm wide and has a threshold height of 20cm.
- There is a welcome letter and booklet on the writing desk in the sitting room. The booklet contains various information about Dellfield and copies of instruction manuals for all appliances, as well as useful telephone numbers

## Flat layout

- Entrance hall
  - The entrance hall is 110cm wide and 250cm long, there are hooks for hanging coats
  - A door on the left leads to a small shower room with toilet and hand basin
  - A door on the right leads to a small twin bedroom
  - The entrance hall has a ceramic tiled floor
  - A door straight ahead with a small step down (10cm) leads into the sitting room
- Shower room
  - The shower room is narrow with a toilet at one end and a wall mounted basin along one side
  - There is a shower cubicle with outward hinged door, the shower size is 70cm x 72cm
  - The floor covering is vinyl

- Twin Bedroom
  - The door to the bedroom opens inwards
  - The bedroom is 225cm x 380cm
  - There are twin beds each 90cm wide with a mattress height of 60cm
  - The space between the beds is 42cm
  - There is a combined wardrobe with hanging space and drawers
  - There is a small dressing table with a mirror on it
  - The floor is carpeted
- Sitting room
  - There is a small step down (10cm) into the sitting room and the sitting room leads on into the kitchen area through a narrow door (66cm) and a small step up (8cm).
  - The sitting room is 310cm x 605cm with large patio doors leading out into the garden
  - There is a writing desk with table lamp and brochure display stand and chair
  - There is a three piece suite consisting of a single arm chair, double and triple sofa.
  - There is a TV in the corner and a small cabinet with a hifi unit on it along the far wall, the hifi unit has a cable to allow an ipod or similar mp3 player to be connected. The TV and HiFi each have remote controls.
  - There is a central light mounted on the ceiling and two wall lights all of which are dimmable
  - There is a standard light with down facing reading light between the double and triple sofa.
  - There is a low side table between the double and triple sofa
  - There is a low side table in the middle of the room, with a second table underneath which can be placed where convenient
  - The floor surface is ceramic tiles, with a rug in the sitting area
  - There is an audible smoke alarm in the sitting room

- Kitchen area
  - The kitchen area is reached from the sitting room through a narrow door (66cm) and a small step up (8cm).
  - The kitchen flooring is vinyl
  - The kitchen has a fridge under the worktop with a small 3 star freezer compartment
  - The kitchen has rectangular dining table with rounded corners approx 142cm x 80cm and 4 chairs
  - The kitchen has standard worktop heights and depths
  - The kitchen has a slim line dishwasher
  - There is an electric oven with electric hob above
  - There is a microwave that is mounted on brackets approximately 145cm from the floor
  - There is a Carbon Monoxide alarm on the wall
  - A door leads into a small double bedroom
- Double bedroom
  - The double bedroom is 218cm x 318cm
  - There is a 140cm double bed
  - There is a small chest of draws 50cm wide, 30cm deep and 110cm high
  - There is a wardrobe 70cm wide, 55cm deep and 185cm high
  - Space on either side of the bed is 40cm
  - A door leads to a small en-suite shower room
  - The floor is carpeted
- En-Suite shower room
  - There is a standard toilet and pedestal hand basin
  - The shower cubicle has outward opening swing door and a base size of 70cm x 72cm
  - The floor covering is vinyl

- Garden
  - The garden is reached through the patio doors from the sitting room (an alternative access is available via a longer outdoor route from the car park at the back)
  - The patio door has a sill height from the inside of 6cm
  - On the outside there is a small wooden step (15cm high) to reduce the overall drop down to garden level
  - Immediately outside the patio door there are 8 paving slabs covering an area of 180cm x 90cm, this does not provide a patio it merely protects the grass in the immediate area of the door
  - On the grass area outside the flat is a garden table with 4 garden chairs with arms, cushions are available for the chairs
  - There are 2 low sun lounger type chairs
  - The garden is shared with the main house
  - The garden is primarily grass with no tracks
  - The garden has a sandpit, children's slide and a trampoline – guests should check the suitability of all equipment before allowing their children to use any of the equipment
- Laundry
  - There is no laundry facilities within the flat but access to a shared laundry room further along the outside concrete path can be provided on request

## Other facilities

There are a number of recreational facilities that are shared with the main house. Use of these facilities is on an occasional basis and by prior agreement. Guests should satisfy themselves that the facilities are suitable and safe for their use

- Swimming pool
  - There is an outdoor swimming pool
  - The pool size is 32' x 16'
  - The bottom of the swimming pool is basically flat and varies in depth between about 145cm and 150cm (these measurements can vary by about 10cm depending on how full the pool is with water).
  - The bottom slopes steeply up to the sides in all directions and right at the side the depth is about 122cm all round.
  - There is a log cabin changing hut in the pool area
- Tennis court
  - There is a hard tennis court of standard domestic dimensions
- Gym
  - There is a reasonably equipped gym in a converted garage
  - The gym is reached across the car park
- Sauna
  - There is a small domestic sauna cabin in a shed next to the swimming pool
  - The cabin is suitable for one person lying down or 2 sitting on the bench