

## **ACCESS STATEMENT**

### **Introduction**

Milford on Sea is a coastal village with plenty of shops, pubs and restaurants. It is relatively flat and level for walking and as we have a somewhat elderly population there is no trouble for wheelchairs or mobility scooters. Bay Trees is in a central location just 100 metres level walk from the centre Parking can be on the road side or in the small free car park opposite. All buses stop directly outside the Bay Trees and there are train stations at both New Milton and Lymington which are a short taxi ride away.

### **Entrance**

The front door leads the pavement with just a door sill to negotiate, this leads into a small lobby then into the hallway that is laid with slate tiles and rugs.

### **Conservatory / Breakfast Room**

Is accessed directly from the inner hallway down a step of 20cm. Breakfast is served at individual tables that are 74cm high. This room has ceramic tiled floors.

### **Garden / terrace**

Is accessed through double doors over a 7cm sill onto the tiled terrace where there is a seating area and a small fridge for the guests use. Two steps of 10 and 13cm lead to the garden which has a gravel path and is flat. The garden is available to guests at all times.

### **Sitting Room**

The sitting room leads from the hallway through double doors, guests are welcome to use this during the day but in the evening it reverts to the owners private sitting room. It is fully carpeted and has a large rug.

### **Bedroom 1**

Level access from the hallway through 85cm wide door, carpeted floor with rug. Good access on one side of bed and narrow access on other. 175cm x 200cm bed. Step of 18cm leads down into en-suite which is fully tiled with 16cm step leading up and over 10cm sill into large shower which can accommodate a seat. En-suite also contains separate bath.

### **First Floor Bedrooms**

Stairs measuring 78cm wide and has 12 20cm steps lead to first floor. No stair lift is available.

### **Bedroom 2**

Three steps of 18cm high lead up through 75cm doorway into carpeted room with rug. Large four poster approx 165 x 200cm. Good access on both sides of bed. Three 20cm steps lead down into tiled floor en-suite with shower over bath.

### **Bedroom 3/Family Suite**

All level access from carpeted landing through 75cm doorways. Main triple room carpeted with 165 x 200cm double bed accessible from both sides and one single with access to one side only. Single room carpeted with single bed accessible on one side only.

### **Private Bathroom**

Tiled floor with 20cm step up into 100 x 66 cm shower cubicle this room also has separate bath.

### **Mobility Scooters**

These can be driven onto the terrace via side gates, can be parked overnight in covered area and can be re-charged from mains socket.

### **Overview**

Baytrees is fully fitted with fire alarms and has emergency lighting. Evacuation is into street via front door or alternatively into garden via conservatory or directly from ground floor bedroom. Whether by phone, email or in person you will always be dealing directly with the owners Rob and Amanda and any needs you have we will endeavour to deal with whether it is regarding access, dietary requirements or even carrying luggage - You only need to ask.