

Accessibility Statement for Coach House

This accessibility statement does not contain personal opinions as to the suitability for those with access needs, but aims to accurately describe the facilities and services on offer for all guests/visitors.

Introduction

Coach House is a self catering, 4 bedroom detached house in the southern coastal town of Gosport, within a 5 minute drive of the town center and beach. It sleeps up to 8 guests and is suitable for get togethers, family holidays, business or crew accommodation. The house is well appointed with good access to local shops, the town centre, attractions and local bus routes. It provides a comprehensive welcome folder for guests outlining important and useful information with contact numbers available for the owners.

Pre-Arrival

- For full details and maps of how to reach the property see the directions and maps section of www.completeholidayhomes.co.uk. Alternatively, you can plan your journey by car or public transport using <http://www.theaa.com/route-planner/index.jsp>; simply enter your postcode and the houses, which is *PO12 3UD* to get directions.
- The nearest railway station is Portsmouth Harbour which is a couple of miles away on the Portsmouth side of Gosport / Portsmouth ferry which is a short 5 minute boat journey over the water. Taxis are available this side of the harbour. If you require a wheelchair accessible taxi this can be booked locally from Sky Cars on 02392 522522.
- The property is set over two levels and is not ideal for those chair dependent.
- There are local shops that provide equipment hire should you need it and if you do have any requirements let us know and we will be pleased to help. We would happily recommend 'Solent Mobility Center' 023 9200 9999, <https://solentmobility.co.uk>
- A welcome hamper is provided upon your arrival which gives some of the basics and local shops are within a 5 minute walk.
- The Welcome Folder for Coach House and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- You will be met at the property, shown around and offered useful local knowledge to assist you in your stay.
- Parking is available right outside the front door for 4 medium sized cars and there is additional unrestricted roadside parking. Visibility to the front is provided by external lighting giving a good level of coverage.

Entrance to the property

- The driveway is in two parts. First section is 25 meters of pea shingle. Second part leading to the front door is 5 meters of block paving.
- There is a 3.5" step into the property.
- The door into the property is 31" wide.
- This area is lit by chandelier spotlights.

Halls, Stairs, Landings, Passageways

- The ground floor passageway is tiled.
- The ground floor passageway measures 42" at its narrowest point.
- There are 7 steps to take you to a half landing and then a further 7 steps to get to the first floor.
- All steps measure approximately 31.5" wide by 7.5" high by 9.5" deep.
- All stairs are wooden.
- The first floor passageway is 50" wide at its narrowest point and is laminate flooring.
- All passageways are well lit by chandelier spotlights.

Sitting Room/ Lounge

- The sitting room/lounge is located on the ground floor and has level access, this is an open plan sitting room, kitchen and diner.
- This area is tiled.
- The door into the sitting room/lounge is 31.5" wide.
- The room has a good mixture of seating with one 3 seater sofa, one 2 seater sofa and one armchair all leather upholstered.
- The furniture is moveable however there is good access around this area.
- The room is lit by pendant light and also benefits from light through the French doors located in the dining room.

Dining room

- The dining room is located on the ground floor and has level access via the Sitting room/Lounge.
- This area is tiled.
- The area has a main table that can seat up to 8 guests with leather upholstered chairs.
- The table measures 33.5" wide by 83" long by 30" high.
- The table is moveable and there is good access around the table.
- This area is lit by a large set of French doors but also has a ceiling mounted pendant light.

Kitchen

- The kitchen is situated on the ground floor and has level access via the sitting room/lounge.
- This area is tiled.
- The oven doors drop down and have a maximum height of 30" from the floor.
- The hob is 36" from the floor.
- The microwave is 36" from the floor.
- The work surfaces/food preparation areas are 36" from the floor.
- The cupboards containing crockery and foodstuffs are 59" from the floor to the handles.
- The highest shelf in the fridge is 73" from the floor and the height of the lowest drawer is 52" from the floor.
- The highest drawer in the freezer is 42" from the floor and the height of the lowest drawer is 22" from the floor.
- There are two sinks, both have a single lever mixer tap.
- The kitchen is lit by spotlights and a large window but also benefits from under cupboards strip lighting for additional light.

Bedrooms

There are 4 bedrooms within the property.

Bedroom 1

- Bedroom 1 is located on the ground floor and has level access.
- The door is 28" wide.
- This bedroom is tiled.
- The bed is a 6ft King and is non adjustable with a mattress height of 29" high from the floor.
- The access around the bed at its narrowest point is 22.5".
- Bedding materials are cotton sheets and polyester pillows and duvets.
- This bedroom is lit by chandelier spotlights and a large window.

Bedroom 2

- Bedroom 2 is located on the first floor and has level access.
- The door is 28.5" wide.
- This bedroom has laminate flooring.
- The bed is a 6ft King and is non adjustable with a mattress height of 29" high from the floor.
- The access around the bed at its narrowest point is 25".
- Bedding materials are cotton sheets and polyester pillows and duvets.
- The bedroom is lit by a chandelier and a large window.
- Storage in the bedroom can be found in bedside tables as well as a chest of drawers and an open clothes rail.

Bedroom 3

- Bedroom 3 is located on the first floor and has level access.
- The door is 28" wide.
- This bedroom has laminate flooring.
- The bed is a 6ft King and is non adjustable with a mattress height of 28" high from the floor.
- The access around the bed at its narrowest point is 23".
- Bedding materials are cotton sheets and polyester pillows and duvets.

- The bedroom is lit by chandelier spotlights and a large window.
- There is a good selection of storage with a wardrobe and chest of drawers as well as bedside tables.

Bedroom 4

- Bedroom 4 is located on the first floor and has level access.
- The door is 28" wide.
- This bedroom has laminate flooring.
- The bed is a 6ft King and is non adjustable with a mattress height of 28" high from the floor.
- The access around the bed at its narrowest point is 67".
- Bedding materials are cotton sheets and polyester pillows and duvets.
- This bedroom is lit by chandelier spotlights as well as a large window.
- There is a good selection of storage options with a wardrobe and chest of drawers as well as bed side tables.

Bathrooms

There are 4 bathrooms within the property.

Bathroom 1

- Bathroom 1 is on the ground floor and is an en-suite wet room to bedroom 1.
- There is level access to this bathroom.
- The door is 26" wide.
- The floor is tiled.
- There is a wash basin with a height of 32" from the floor with two separate taps.
- The toilet is at a height of 16.5".
- The room is lit by a ceiling mounted globe light.

Bathroom 2

- Bathroom 2 is on the first floor and is an en-suite shower room to bedroom 2.
- There is level access.
- The door is 26" wide.
- The floor is tiled.

- The shower cubicle has a step 4" high.
- The wash basin is 32" from the floor and has a single lever mixer tap.
- The toilet height is 16,5".
- This bathroom is lit by a ceiling mounted globe light.

Bathroom 3

- Bathroom 3 is located on the first floor and is an en-suite to bedroom 3. There is an additional access door via the first floor landing.
- There is level access.
- The door via the landing is 28" wide and the door via the bedroom is 26" wide.
- The floor is tiled.
- The bath is at a height of 20" from the floor and there is a shower over the bath with two separate taps.
- The wash basin is 32" from the floor.
- There is at a height of 16.5".
- This bathroom is lit by a ceiling mounted globe light.

Bathroom 4

- Bathroom 4 is located on the first floor and is an en-suite to bedroom 4.
- There is level access.
- The door is 26" wide.
- The floor is tiled.
- The shower cubicle has a step of 4" high.
- The wash basin is 32" from the floor.
- The toilet height is 16.5".
- This bathroom is lit by a ceiling mounted globe light.

Toilet

- There is a family toilet located on the ground floor with level access.
- The door is 25.5" wide.
- The floor is tiled.

- The wash basin is 31" from the floor.
- The toilet height 16.5".

Utility Room

- The utility room is located on the ground floor and is accessible via the kitchen.
- The door is 30" wide.
- The floor is tiled.
- There are two work surfaces with a height of 35" from the floor.

Garden

- The rear garden is accessible via the dining room French doors as well as around the side of the property. Access to the side is limited with access just 25" wide.
- Both patio doors open to allow a width of 60".
- There is a 3.5" step to get over to access the garden.
- The garden is split into two defined areas. One is a decked area. The other is a grassed area. The grassed area is accessed via 3 steps. They are all 63" wide. First step is 7" in height the second and third are both 5" high.