

## Accessibility Statement for Grove Lodge

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

Grove Lodge is a self catering, 5 bedroom chalet style house in the southern coastal town of Gosport, within a 5 minute drive of the town center and beach. It sleeps up to 13 guests and is suitable for get togethers, family holidays, business or crew accommodation. The property is situated set back from the road via a paved driveway, the surrounding area being fairly flat. 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](http://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 1JX* 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 Grove Lodge 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 front gate providing vehicle access to the property is 405" wide.
- The front door is 37.5" wide and there is a step into the property that is 2" high.

### **Halls, Stairs, Landings and Passageways**

- The narrowest point in the entrance hall is 35", widening to 49".
- The entrance hall has natural light from the part glazed front door and skylight above. There are also pendant lights.
- The floor is wooden.
- All doors providing access to the downstairs rooms are 28.5" wide.
- There are 14 steps to the first floor landing. The treads are 8" high by a minimum of 24.5" and 10" deep.
- There are two 90 degree turns on the stairs and the handrail is situated to the right.
- The stairs are carpeted.

### **Lounge**

- The lounge is situated on the ground floor and has level access.
- The floor is carpeted and there is a large rug at the centre of the room.
- There is a good selection of seating with a large L shaped 4+ seater sofa, smaller 2 seater sofa and 2 stool cubes.
- The furniture is somewhat moveable however there is good access around the whole of the room.
- The room is lit by a large bay window and a chandelier as well as standard lamps.

### **Dining Room / Area**

- The dining room is situated on the ground floor and is open plan to the kitchen.
- The floor is wooden and is level.
- The room is well lit with a large window to the side aspect and chandelier light.
- The room has a main table with wooden chairs with fabric cushioning.
- The table seats up to 12 guests and is 32" from the floor.

## **Kitchen**

- The kitchen is accessed through the Dining Area with a minimum access of 30". There is level access.
- The floor is tiled.
- There is a double oven. The main oven door drops down and is at 10" from the floor. The top oven is 22" from the floor.
- The hob is 36" from the floor.
- The microwave is 36" from the floor.
- Work surfaces/ food preparation areas are 36" from the floor.
- The wall cupboards are at a height of 56" above the floor and the base units containing crockery and foodstuffs are 7" from the floor.
- There are 2 fridges in the property. One in the kitchen and a fridge freezer in the conservatory. In the kitchen there is a base fridge with the height of the highest shelf 22" from the floor, and the height of the lowest drawer is 5" from the floor.
- The sink tap is a double lever mixer tap and is 36" from the floor over a 1 ½ bowl single drainer sink.
- The kitchen is lit by spot lighting and there are 2 windows and glazed French doors to the garden. The step into the rear garden is a 4" drop.

## **Utility Room**

- The floor is tiled.
- There is a worktop at a height of 36".
- Under the worktop is a washing machine and tumble dryer.

## **Conservatory**

- The conservatory floor is tiled.
- There is a 2 two seater fabric sofa as well as a leather box seat.
- There is lots of natural light and 2 wall lights.
- There is a large fridge freezer. The freezer section consists of 2 pull out draws. One at a height of 22" and one at 35.5".
- The highest shelf in the fridge is 66" from the floor and the lowest draw is 44" from the floor.
- There is a door to the rear garden with a step of 5".

### **Downstairs WC**

- The floor is wooden.
- The toilet is at a height of 17"
- The wash basin is at a height of 29".
- The maximum width of the room is 35".

### **Bathrooms / Bedrooms and Sleeping Areas**

There are 5 bedrooms within the property. 3 are located on the first floor and 2 on the ground floor.

#### **Ground floor Double Bedroom**

- The floor is carpeted.
- There is space around the bed of 20"
- The bed is at a height of 26".
- There is natural light from 2 windows. There is a chandelier light and bed side lamps.
- Access to the en-suite shower room is via a door with a width of 28.5".
- The ensuite is carpeted.
- There is a shower with a step into it of 5". The shower head is on a riser giving a head height from 62" to 80"
- The WC is at a height of 16.5"
- The basin is at a height of 34" and there is a mixer tap.
- There is natural light from a window and there is a pendant light.

#### **Downstairs Single Bedroom**

- The floor is carpeted.
- There is natural light from the window and there is a chandelier light and bedside lamp.
- The bed is at a height of 26" from the floor.

#### **First Floor Landing**

- This area is L shaped and carpeted. The minimum width of the landing is 32".
- There is natural light from a skylight and there is a pendant light.
- Access to the 3 bedrooms and bathroom are level access and the doors are 28.5" wide.

## **Bathroom**

- There is vinyl flooring
- There is a window providing natural light and spot lighting.
- The bath is at a height of 21" and there is a mixer tap with shower attachment.
- The wash basin is at a height of 34" and has a single lever mixer tap.
- The toilet is at a height of 17".
- There is a shower cubicle with a step of 3.5" and a shower riser bar from 59" to 80". The shower door has a maximum width of 16.5".

## **Upstairs Master Bedroom**

- The floor is carpeted
- There is a zip link 5ft king size bed which can be configured as 2 singles to accommodate guests needs. In addition there is another standard size single. These are at a height of 26".
- Access around the beds is approximately 29".
- Bedding materials are cotton sheets and polyester pillows and duvets.
- There is a good selection of storage with wardrobe, chest of drawers and bedside tables.
- There is natural light from the windows and 2 pendant lights and 2 bedside lamps.

## **En-Suite Bathroom**

- The floor is carpeted.
- The toilet is at a height of 15".
- The corner bath is at a height of 22.5" and has separate hot and cold taps.
- The basin is at a height of 34" and there is a mixer tap.
- There is a shower cubicle with a sliding glass door. Access is 18.5" wide and the shower riser bar is 61" to 78".
- Lighting is from spot lighting and the window.

### **Upstairs Second Bedroom**

- The floor is carpeted
- There is a zip link 5ft king size bed which can be configured as 2 singles to accommodate guests needs. In addition, there is another standard size single. These are both at a height of 26"
- Access around the beds is approximately 29".
- Bedding materials are cotton sheets and polyester pillows and duvets.
- There is a good selection of storage with wardrobe, chest of drawers and bedside tables.
- There is natural light from the window and pendant light and 3 bedside lamps.

### **Upstairs Third Bedroom**

- There is a 5" king size bed with good access from the left side but limited access from the right side due to the sloping ceiling.
- There are 2 bedside tables with lamps to the main bed.
- In addition, there is a bunk bed. The top bunk is at a height of 54" and accessed via a 3 step stepladder. The bottom bunk is at a height of 22" and has a maximum headroom of 25".
- There is a good selection of storage with wardrobe, chest of drawers and bedside tables.
- There is natural light from the window, spot lighting and 3 bedside lamps.

### **Garden**

- The garden is accessible via the side of the property and from the conservatory and kitchen.
- There is a good mixture of seating tables.
- There is a mixture of grass as well as paved areas.