

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

Access Statement for Beachside



30 Beach Road, Shoreham-by-Sea, West Sussex, BN435LJ. Tel: 07773 926635

Introduction

Beachside is located on Shoreham beach having direct access straight onto the beach from the large south facing garden. It is a fantastic large, comfortable, detached house sleeping up to 11 people, making it the ideal group or family holiday base. There are local shops a stones throw away or Shoreham Town is a brief 10 minute walk on the footbridge over the River Adur. The City of Brighton & Hove and Worthing are nearby.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07773926635 or email info@sussexbeachhouse.co.uk.

Pre-Arrival

- Please see our website for directions, alternatively, you can plan your journey by car or public transport, using www.transportdirect.info, simply by entering your postcode and ours, which is BN43 5LJ.
- The nearest train station is Shoreham By Sea, only a ten minute walk away. There is a taxi rank at the station.
- If you require an access taxi, this can be pre booked directly on 01273 454 454.
- Taxi rank at Shoreham By Sea train station: Bel Cabs - 01273 454455 or Shoreham Taxis - 01273 441010.

Key Collection, Welcome and Car Parking

- The key safe code will be sent you on receipt of the security deposit cheque. It is located next the front door, fixed to the wall.
- There is parking space for 5/6 cars on the driveway, directly in front of the front door. On street parking is also available.
- A welcome pack is there on your arrival, consisting of bread, milk, butter, jam, crisps, biscuits and dog treats if a pet is expected.

Entrance to Property

- The front door is 75cm wide, with a step up of 23cm and there is a threshold of 23cm with no handrails.
- There is a light switch on entry to the outer hall.
- The floor is tiled and has a shoe rack.
- There is also a back door which is accessible if the side gate is open. The gate is 100cm wide.
- The door to the inner hall is 81cm wide with a threshold of 9cm.

Halls, Stairs, Landings, Passageways

- There is an inner hall which leads to all the ground floor rooms except the conservatory.
- Heating thermostat is on the wall next to the dining room door.
- Wooden parquet flooring.
- The wooden staircase is open with 13 steps all with a non slip carpet. The treads are 23cm deep, 19cm high and 92cm wide with a handrail at 107cm high. Please see picture below.
- At the top of the stairs there is a motion sensor light and wall hooks for the child stair gate provided.
- In the hall there is a 2 seater sofa, coat stand, football table and sideboard with a few games and books, information basket and welcome folder.
- The passageway into the kitchen from the hallway is approx 100cm wide.
- It is well lit with ceiling and wall lights.
- The upper hallway is open to the ceiling at the top of the stairs with a small north facing window. It leads to all bedrooms apart from bedroom no 5, the bunk bed room, this is accessed via bedroom no 4.

- There is a torch on the hall wall and a slim wardrobe for bedroom no 3.
- The upper hallway is carpeted.

Sitting Room/Lounge

- The large lounge is accessed from the hallway and the dining room. The doors are 75cm wide.
- The floor is wooden parquet with a large central rug.
- There is a large leather 3 seater sofa with 49cm high seats, a large 3 seater fabric sofa, 75cm high seats, a single fabric armchair and a 2 seater fabric sofa, both with seats at 75cm high. There is a single armchair, large table (75cm high x 120cm wide x 80cm deep), a low coffee table (44cm high x 50cm wide x 100cm long) and a nest of 3 side tables.
- Large wall hung, flat screen LCD television with a Freeview box, DVD player and CD/ Radio player.
- There are 2 ceiling lights and 5 matching wall lights, a table lamp and a tall floor lamp.
- There are patio doors to the garden and beach, with a threshold drop of 15cm.
- Door to dining room.

Dining Room

- The dining room is accessed from the hallway and the lounge, door widths 75cm.
- It is wooden parquet flooring.
- The dining table comfortably sits 10 adults. It is 75cm high to the top of the table, 72cm to the underside, 100cm wide and 250cm long. The 10 wooden dining chairs have straw style seats and are 47cm high.
- Highchair provided.
- There are 2 wooden sideboards, one of which is set under the hatchway to the kitchen, and a table lamp.
- There are patio doors which open to the conservatory and garden.

Kitchen

- The kitchen is accessed from the hall way, the door is 75cm wide.
- The floor is tiled.
- Worktops are 92cm high and have set on top, a toaster, kettle, microwave, utensils pot, bread bin, knife block and tea/coffee/sugar pots.
- Under the worktop there is a dishwasher, washing machine and fridge. There is a separate tall fridge freezer.
- The house is run on softened water so there is a separate drinking water tap located next to the sink. Please note, the water from the main tap is safe but just may taste slightly different.
- In the kitchen is a door to the lobby and back door in which is an ironing board, mop and bucket, clothes airer, BBQ tools and small larder. From outside the back door there is a step up of 6cm and then the door threshold of 15cm. The door is 78cm wide.
- Heating and water controller is located in the corner larder cupboard with the boiler.
- The kitchen dining table is round and measures 76cm high x 106cm round. The 4 chairs have fabric seat pads and the height of them is 50cm.

Bedrooms and Sleeping Areas

- All doors upstairs are 75cm wide.
- All the duvets and pillows are feather free and the bedding is cotton. There is a fleece throw for all beds.
- There are 5 bedrooms.
- At the top of the stairs is bedroom 1. It is a north facing twin room, with strong wooden bed bases and sprung mattresses which are 57cm high. The 2 bedside tables are 70cm high and have bedside touch table lamps. The window has views to Shoreham town centre over the River Adur, towards The South Downs. Furniture comprises of a double wardrobe, 3 drawers unit, wooden clothes horse and a fabric chair.
- Bedroom 2: Has a king bed, with 2 bedside tables and touch lamps, a wardrobe and drawer unit, a fabric chair and wooden clothes horse. There is a patio door with a threshold of 15cm high and 25cm wide, which opens onto the balcony overlooking the garden and beach, they can be locked open safely from the inside.

- Bedroom 3: Is a single bed with pull out under bed. This can be pulled out for maximum capacity and is full height so can make a king bed should they be pushed together. The height to the top of the mattresses is 65cm high. There is a small bedside table with a touch lamp, and another bedside table with drawer. On the wall are a couple of wooden clothes hangers. The wardrobe for this room is located out in the upper hallway outside the bedroom. The patio doors open to the balcony overlooking the garden and beach, they can be locked open safely from the inside. The threshold of the patio door is 15cm high and 25cm wide.
- Bedroom 4: Is the largest bedroom and has a king size and single bed in it. Both the king bed and single bed are 54cm high, each with bedside tables and touch lamps. There is a wall light above the king bed.
- There is a fabric chair, built in wardrobe (60cm deep x 80cm wide) wooden clothes horse and a full size cot bed. The mattress in the cot bed is 60cm x 120cm long. Adjoining door to bedroom 5, the bunk bedroom.
- Bedroom 5: Is a bunk bedroom. The bunks are full size so large enough for adults. There are 5 steps up to the top bunk which is 135cm high and the lower bunk is 48cm high. There is a bedside table with a touch lamp, a low bedroom chair, 2 wooden clothes hangers in the wall, and door to en suite bathroom. Views from the window to Shoreham town and The South Downs.
- The balcony floor space is 172cm deep by 837cm long, and has a semi soft rubber flooring. The glass railings are 110cm high.

Bathrooms, Shower-rooms and Toilets

- The downstairs WC/ Shower room is off the inner hallway through a 75cm door with a tiled floor. It has a shower cubicle with a step up of 25cm and door width of 67cm. The shower tray is 76cm x 76cm. The WC seat is 41cm high and the sink is 83cm high. There is a shaver light above the sink and a pull switch for the power shower.
- Both bathrooms upstairs have lino flooring.
- The main family bathroom upstairs has a bath with a shower over it and a glass shower door. The shower is a pumped 'Trevi' power shower. The bath side is 66cm high, 54cm wide and 36cm deep. The basin is 84cm high and the toilet seat is at 40cm high.

- The en suite bathroom is accessed through the 4th and 5th bedroom. The 'Trevi' power shower is over the bath, with a glass shower door. The bath is 66cm high at the side, 54cm wide and 36cm deep. The WC seat is 40cm high and the basin is 81cm high. There is a shaver light above the basin.

Garden

- The front (north facing) garden is a lawn with a large driveway for parking the cars, and is approximately 40 feet long by approximately 50 feet wide. There is a gate to the side of the house for access to the rear garden and back door. This is locked from the rear side.
- The front (south facing) garden is mainly pebbles, with a large patio area the width of the garden, and flowers borders and beds. There are paved walkways around the garden which lead to the gate which gives access to the beach. It is a secure walled garden. The wall to the beach is 4 feet high and fronted by hedges.
- The patio has a garden table and several chairs, with a parasol. There is a gas BBQ and a coal BBQ for guests to use. Look out for the lizards!

Additional Information

- All bedding and towels including kitchen towels are provided.
- All walls are white, the carpet upstairs is a sandy colour, the floors downstairs are mainly wooden parquet except the entrance hall, WC/ shower, kitchen and conservatory which are tiled.
- We accept a dog, or up to 2 small well behaved ones.
- Pets are not allowed on the furniture or upstairs.
- Shoreham Beach is dog friendly year round.
- Shoreham Beach is a great base for water sports, town and country pursuits.
- Brighton and Hove City is 20 minutes drive away.
- Gatwick Airport is 35 minutes drive or 20 minute train away.
- Fast trains run direct between London and Shoreham By Sea.
- The nearest doctors surgery is 5 minutes drive or a 10 minute walk away, as are the dentists, chemists, banks and shops.
- Our website has lots of further information and links:
www.sussexbeachhouse.co.uk.

Future Plans

- We consistently try to update items within the property and keep things to a high standard.
- We are updating our website this year, to help with ease of use and we hope to add a virtual tour to help future guests visualise.
- We are aiming to improve accessibility for those people with limited mobility and hearing or visual impairments.

Contact Information

Address (Inc postcode): 15 Havenside Shoreham By Sea West Sussex
BN43 5LN

Telephone: 07773926635

Email: info@sussexbeachhouse.co.uk

Website: www.sussexbeachhouse.co.uk

Local Carers: Mrs Rae Wheeler 07773926635

Local Equipment Hire: M's Bicycle Hire: 07852 986 165

National Car Hire: Lancing 01903 540403

Local Accessible Taxi: If you require an access taxi, this can be pre booked directly on 01273 454 454. Taxi rank at Shoreham By Sea train station: Bel Cabs - 01273 454455 or Shoreham Taxis - 01273 441010.



Staircase in hallway



Front door entrance hallway



South facing garden with access to beach.