

ACCESS STATEMENT

Little Haven
2 Summerhill Place
Douglas
IM2 4PQ

Built in 1880, Little Haven is a 2-bedroom, mid terrace cottage situated near Douglas Promenade with easy access to public transport routes, Manx Electric Railway and the Horse Tram

The ground floor comprises of a hallway, snug, lounge, kitchen diner, utility area and WC cloakroom with a door leading out to enclosed yard area. The first floor comprises of 2 double bedrooms, bathroom, with door leading from master bedroom onto roof terrace

Accessing the property

Access to the front of the property leads direct from a well-lit pavement with a kerb. There is one step up into the property via the 750mm wide front door into the hallway, which leads to the snug and staircase to the 1st floor

Ground Floor

There is level access from the hallway, through an 820mm door into the snug, which leads through another doorway into the lounge. There is a step down into the kitchen diner, there is level access into the utility area and WC cloakroom

The 750mm back door leads out to the enclosed yard area with a spiral staircase leads to the roof terrace

1st Floor

The 1st floor is accessed via a staircase with 12 stairs and a handrail to a small landing area. There is one step up to each of the two bedrooms, there is level access from both bedrooms into their respective ensuite shower rooms (see photos). The shower is at ground level in the main bedroom. There is a step up to the shower in the second bedroom



Main Bedroom



Second Bedroom

The roof terrace is accessed via the main bedroom with a spiral staircase leading to the enclosed rear yard area