

Accessibility Statement – Beach’s Reach

This access statement does not contain personal opinions as to 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 “Beach’s Reach”

A floor plan of the property is attached providing exact dimensions, and you will see from this a series of highlighted numbers. These numbers represent steps within the property, the details being:

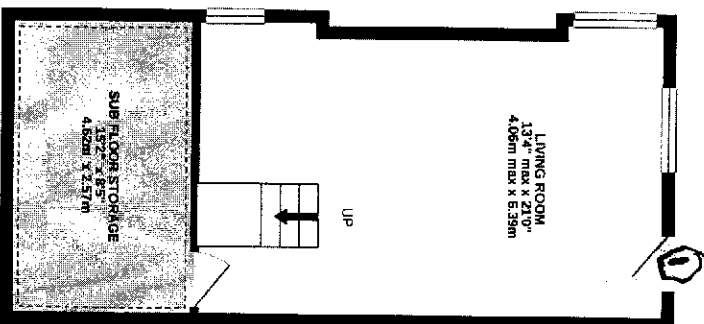
1 Access from/to Bridge Street via the main lounge area is over a step XXcm high externally, and XXcm high internally.

2 Access to and from Stanley Mount via the kitchen is over a step XXcm high externally and XXcm high internally.

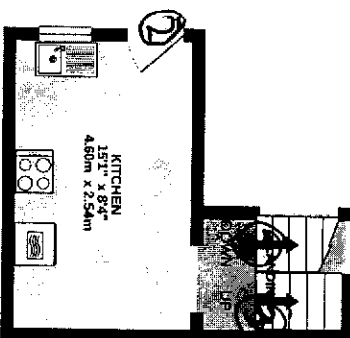
3 It is important to note that Beach’s Reach is built into a hill where the kitchen area is approximately 1.5 metres above the lounge/diner area. Consequently, when exiting the kitchen to the other parts of the premises, there is a stairway down to the lounge diner, and up to the first floor where the main bedroom and bathroom are situated.

4/5 A stairway up and down to/from the upper bedrooms via a half landing.

LOWER GROUND FLOOR
395 sq ft. (35.8 sq m.) approx.

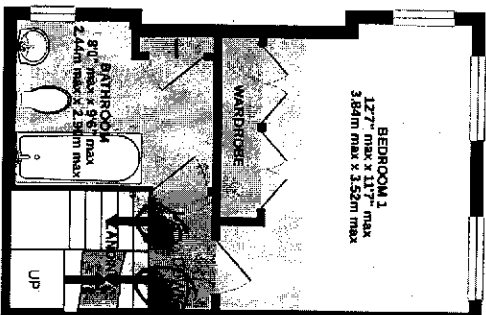


UPPER GROUND FLOOR
148 sq ft. (13.7 sq m.) approx.

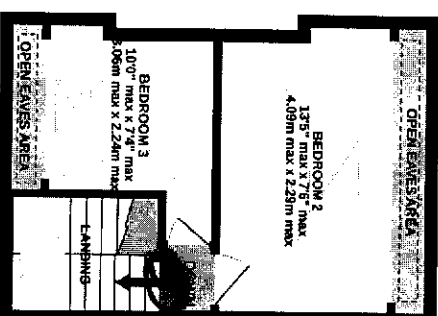


12BridgeStreetPseI-High Floor plan.jpg

1ST FLOOR
270 sq ft. (25.1 sq m.) approx.



2ND FLOOR
216 sq ft. (22.5 sq m.) approx.



TOTAL FLOOR AREA: 1049 sq ft. (97.4 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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