

ACCESS STATEMENT

Below are the provisions for the the **Old Manse Bed and Breakfast, Bexhill-on Sea.**

Owner's Name : Debbie and Eric March

Contact Information : The Old Manse B & B
18 Terminus Avenue
Bexhill-on-Sea
East Sussex
TN39 3LS

Telephone : 01424 216151

Email : debbie.march@virgin.net

Website : www.theoldmansebexhill.co.uk

- Open all year
- Hours : The B & B is our home, so occupied 24 hours
- Telephone : Answered between 7.30am and 10.30pm
- Local Public Transport Numbers:
Buses: 01424 222820 (Local) (Bus stop 2 mins. Walk)
Trains: Connex South 08457 484950 (Collington Station 2 mins. Walk)
Local accessible Taxi : 'Home James' 01424 218440 / 07946 363890
- Tesco Express, Post Office & Chemist 5 mins. Walk.
- Directions: click on map on website or ring for local map or help

Pre-arrival : **Bookings taken by phone or email.**

Basic Website

Main Entrance

- House situated 25m from the road, flat gravel. Sensor and porch lights.
- Guests are welcome to park on the driveway next to the front door. Help with luggage given.

Entrance Porch

- 2 steps up of 12cm.
- Front door 92cm wide.

Entrance Hall

- 1.6m wide
- Parquet flooring throughout ground floor.

Public areas

- The covering on the stairs is short pile carpet.
- There is a continuous handrail to the right.

- Stairs 1m wide.
- Each step 18cm high and 26cm deep.
- There are 13 steps to the first landing, 3 steps to the second landing where the guest rooms are situated.

Dining Room

- Oval and round tables with a central pillar.
- Underspace of 80cm.
- Breakfast is served in the dining room and on covered terrace on the ground floor.
- Chairs are upholstered, have high backs and no arm rests.
- Menus can be read out.

Bedroom 1 – The Egerton Suite

- Door width 82cm.
- 6ft superking size bed – 70cm high.
- Fitted short pile carpet.
- 1m space between each side of bed and furniture.
- 2.5m space between end of bed and dressing-table.
- 42" TV with remote and teletext.
- 2-seater sofa and chair with arms.

Ensuite bathroom

- Free-standing bath – 60cm high.
- 90cm x 60cm shower cubicle, door 55cm wide, 10cm step in.
- 2 basins are flat fronted and have clear underspace.
- Toilet 50cm high.
- High quality non-slip flooring.

Bedroom 2 – The Polegrove

- Door width of 82cm.
- 6ft bed – 70cm high.
- 50cm space to the right and 1.5m to the left.
- 2m space end of bed to wall.
- 39" TV with remote and teletext.
- Semi deep pile carpet.
- 3 chairs with arms.

Private Bathroom (adjacent)

- Bath 50cm high.
- Basin with rounded front.
- Toilet 40cm high.
- Walk-in shower cubicle, step in of 16cm, doors 55cm wide.

Additional Information

- Mobile phone reception good.
- If you require assistance for evacuating in an emergency, please let us know on arrival.

Future Plans

- Intercom system being fitted in the very near future for night time emergencies.