

Ocean Breeze

Guest House



ACCESS STATEMENT FOR "OCEAN BREEZE"

INTRODUCTION:

We aim to cater for the needs of all our guests in our Guest House which has 7 bedrooms, all of which are en suite. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

PRE-ARRIVAL:

- There is a bus stop 4 minutes walk away with a frequent service to Bournemouth – in the summer months there is a bus stop just 3 minutes walk away which goes to the beach. Both bus stops are on a level surface, no road to cross to the beach bus stop and just two to cross for the Bournemouth bus (slopes in pavement for easy access).
- The main train station is 15 minutes by car.
- Bournemouth airport is 20 minutes away by car.
- There is a local taxi service that have accessible taxis if required. We can make a booking for you (discount available).
- We have a website: www.oceanbreezeboscombe.com and internet access is available.
- You can contact us via phone: 01202 394791; mobile/text: 07910862403; email: oceanbreeze@btconnect.com.

ARRIVAL & CAR PARKING FACILITIES

- On arrival at the property we have free parking to the front of the building (marked parking bays) and at the rear, which is accessible through a gate (we are only too happy to assist with rear parking down a shared drive, as care should be taken due to waste pipes and friendly spaniels next door)
- The surface is level, concrete and tarmac with a slight slope leading to rear parking.
- We are more than happy to assist guests with luggage.
- Shopping centre is just a few minutes walk from the Guest House and the beach is just a 10 minute walk (there is a hill leading down to the beach).

MAIN ENTRANCE & RECEPTION:

- The front door is approached from a flat path from the street and is 108 cm wide, there is a threshold 11 cm x 2 cm followed by a threshold 9 cm x 3 cm at an internal door which is 77 cm wide leading into the hallway
- The front door is locked but a front door key is supplied with the room key for easy access at all times.
- There is carpeting on all ground floor surfaces.
- The hallway is 124 cm at entrance and narrows to 116 cm just outside ground floor bedroom door and then leads to dining room door which is 79 cm wide.

PUBLIC AREAS – GENERAL (INTERNAL):

- Hallway leading to dining room and ground floor bedrooms (2) is

carpeted. There are no steps.

- Hallway and landings are well lit and have emergency lighting.
- The stairs and landings are fitted with short-pile carpet.
- There are 14 stairs to a half-landing then 4 stairs to 1st floor landing. There are 9 stairs to another half-landing then 7 stairs to 2nd floor landing. All stairs have a wooden handrail and measure 81 cm x 17 cm.

PUBLIC AREAS – WC:

- All bedrooms are en suite (showers/toilet/wash basin), there is no public WC or bath available.

RESTAURANT/DINING ROOM/LOUNGES, TAKEAWAY & CAFE:

Breakfast is served in the dining room on the ground floor, no steps.

- Furniture is flexible and can be moved on request.
- Takeaways are encouraged to be eaten in the Dining Room.
- Tables have an underspace of 75 cm and are 60 cm wide (legs on each corner). Chairs have arms and padded seats.

LAUNDRY:

- Iron and ironing board available on request.

SHOP:

- Not available.

LEISURE FACILITIES:

- Not available.

OUTDOOR FACILITIES:

- Courtyard available adjacent to dining room, sliding patio door, step out. Flower bed, table and chairs, ashtray, parasol, bench. Limited breakfast space available here, weather permitting.
- Patio door leads from ground floor bedroom to courtyard, step.

CONFERENCE & MEETING ROOMS, BANQUETING, CLUBS, ENTERTAINMENT:

- Not available at present but dining room could be adapted for use as a small meeting room in the future.

BEDROOMS:

- There are 7 bedrooms, all of which are en suite. 2 are situated on the ground floor, 2 on the 1st floor and 3 on the 2nd floor.

GROUND FLOOR DOUBLE ROOM:

- Fitted short-pile carpet with rug in front of patio door. En suite consists of separate shower pod with concertina-type door, step. Toilet and hand basin in room with a door, limited space between toilet and basin, tiled floor.
- Colour TV with remote.
- Double bed with access from both sides.

- Comfortable chair plus a chair with arms at a dressing table.
- Courtesy tea/coffee tray plus kettle on a chest of drawers.

GROUND FLOOR SINGLE ROOM:

- Access from back of property/rear car park, door leading on to decked patio with one step (not fixed) down to car park. Care should be taken in wet weather as decking can be slippery.
- Single bed, divan type, access from one side.
- En suite with shower (not electric), toilet and wash basin, tiled floor.
- Fitted short-pile carpet.
- Colour TV with remote.
- Also access through door off dining room (69 cm wide).
- Courtesy tea/coffee tray plus kettle available on chest of drawers.
- Access to wall lights close to bed.

1ST FLOOR DOUBLE/FAMILY ROOMS (2):

- Double bed, divan type with access from both sides plus a single bed, divan type, access from one side.
- Door leading to en suite with shower pod (electric) toilet and wash basin, tiled floor.
- Chair with arms and upright chair at dressing table.
- Wardrobe and chest of drawers.
- Bedside lights.
- Remote control colour TV – printed operating instructions.
- Hairdrier available close to dressing table (dressing table has a space underneath).
- Courtesy tea/coffee tray plus kettle available.
- Fitted with short-pile carpet.
- Both rooms are spacious and have plenty of natural light.

2ND FLOOR DOUBLE ROOM:

- Double bed with access from both sides, limited access on far side due to sloping beamed ceiling.
- Door leading to en suite with shower pod (electric) toilet and wash basin, tiled floor.
- Bedroom chair, no arms and an upright chair available.
- Remote control colour TV.
- Courtesy tray on lower shelf.
- Bedside light and 1 wall light.
- Dressing table with space underneath.
- Hairdrier.
- Wardrobe and chest of drawers.
- Fitted with short-pile carpet.

2ND FLOOR DOUBLE (FRONT):

- Double bed accessed from both sides, bedside tables.
- Bedside lights.
- Dressing table with space underneath.
- Low table with courtesy tray.

- Door leading to en suite shower pod (electric) wash basin and toilet.
- Bedroom chair (no arms) and upright chair at dressing table.
- Remote control colour TV.
- Wardrobe and chest of drawers in recess.
- Fitted with short-pile carpet.

2ND FLOOR SINGLE ROOM :

- Single bed with access from one side.
- Fitted drawers with working area, space underneath.
- Door leading to en suite with shower pod (electric) and toilet.
- Wash basin in room.
- Beside light.
- Remote control colour TV.
- Courtesy tray.
- Fitted with short-pile carpet.

2nd Floor rooms not suitable for wheelchair users (due to location).

All rooms are centrally heated with individually controlled radiators, extra bed cover in sealed bag on top of wardrobes available. Extra heating available on request.

All rooms have "Welcome packs" giving useful information on local area and information regarding Ocean Breeze, including terms and conditions and Tariff.