

# Access Statement for 3 Alexandra Place Walberwick Suffolk

## Introduction

Alexandra Place is a luxury three bedroom detached house on 2 floors in a private drive, in the village of Walberwick Suffolk. It built in 2012 and is well equipped. We have tried to include as much information as possible in this access statement, but please contact us if you require any further details.

## Pre-Arrival

- There is a website with a lot more information about Alexandra Place, its facilities and the surrounding area.
- Bookings and enquiries can be made online or by email.
- Information can be made available as a hard copy and in large print on request.
- This access statement is available on the web site and can be provided as a hard copy and in large print on request.
- Alexandra Place is situated, in the middle of the village of Walberwick on the Suffolk Coast.
- Walberwick comprises a village Shop, 5 mins walk away 2 public houses / hotels within 10 to 15 minutes walk and a number of tearooms and shops catering for tourists on the village green 15 minutes walk. The beech is 20 minutes walk away and parking is available at the beech for a daily fee. Walberwick is built on a gentle gradient as you head inland from the sea, as such walking is relatively easy.
- There are no scheduled busses from Walberwick but a demand responsive bus service is provided by Coastal Accessible Transport Service call 01728 833526
- Buses operated by Anglia Bus are also available from Southold, about 7 miles away by car 4 miles on foot with buses to most of the surrounding villages and the bigger towns such as Lowestoft Beccles and Halesworth; Time Tables are available online at <http://www.anglianbus.co.uk/timetables/>
- There is a pedestrian Ferry, not suitable for wheelchairs, that operates throughout the summer across the river Blyth to Southwold 10:00am - 12:30pm and 2:30pm - 5:00pm
- The nearest Railway Station is Darsham about 8 miles away telephone: National Rail 08457 48 49 50.
- There are several taxi firms in the area Neal's Cars telephone: 01502575888 / 07899011383, Pathfinder telephone: 01986 874479 Darsham Taxi telephone: 01728668039
- The nearest airport is Norwich or Stanstead.
- There is 1 RADAR toilets in Walberwick, adjacent the village hall about 15 minutes away.
- It is an ideal location for visiting the many attractions in the area, which cater for all ages. It is also convenient for the open countryside. Walberwick is also known for the National Crabbing Championship annually in August.

## **Arrival & Car Parking Facilities**

- There is parking for one car outside the garage of 3 Alexandra Place there is no street lighting in the village although a porch light exists over the front door of Alexandra Place.
- Parking is available for one additional vehicle on the driveway, which is owned by the adjacent house provided that their access and egress aren't blocked. Other guests can park in Manor Close (5 minute walk away) or outside restricted times on The Street or in the main car parks at the ferry or beach 15 minutes walk away. Note the beech car park is locked overnight.
- There is a short flagged path, which has a very slight slope, leading from the private drive to the porch door. The path is 1350 mm wide.

## **Main Entrance**

(Please read in conjunction with the plan at the end of this document)

- The front door is 800mm wide opens inwards and has a small step over the threshold into the hall. The front door is covered by an open porch with its own light.
- Off the Hall are the Kitchen Diner, Lounge, Toilet, stairs and cupboard.
- The alarm control panel is situated inside the front door.
- There are 800mm wide doors off the hall to the Kitchen Diner the ground floor toilet, the door to the lounge is 740mm wide.

## **General (Internal)**

- Contrasting colours for skirting, flooring throughout.
- Ground floor Rooms are covered with natural oak effect vinyl the stairs and bedrooms are carpeted with short pile carpet and the bathroom has a tiled floor.
- Smoke alarms are fitted on the ground and first floor landings.
- Carbon monoxide detector fitted in the lounge
- There is central heating throughout and a wood burning stove in the lounge
- Wheel chairs can move freely throughout the ground floor of the house.

## **Lounge**

- Flooring is natural oak effect Vinyl and rugs.
- There is good contrast between floor and walls.
- There are 2 two-seater settees and 1 armchair with cushions and all are non feather and moveable.
- The TV with remote control has a built in DVD player capable of playing DVDs and music CDs. The TV is tuned to terrestrial digital TV and Radio channels.
- Side tables are available.
- There is a double door which is 1500mm wide that leads to the kitchen dining room
- A second door which is 740mm wide, leads into the hall.

## **Kitchen / Diner**

- The floor is natural oak effect vinyl.
- There is good contrast between floor, cupboards and work surfaces.
- There are two light fittings which provide good lighting throughout the area.
- The dining area is open plan with the kitchen.
- There is rectangular table, which can be extended and is moveable. There are 6 moveable chairs.
- There are numerous cupboards at floor level and wall mounted around the kitchen area, some contain the integral Fridge Freezer and Dishwasher.
- The cupboard under the sink contains the water softer.
- The hob is an integral 4 ring ceramic electric hob with a combined electric grill and a fan oven.
- There is also a microwave toaster and kettle
- Hot water is provided from a storage tank heated by a boiler (the boiler is situated in the utility room).
- There is a door 750mm wide with a 200mm step down into the back garden.
- There are is a door 800mm wide into the utility room and a door 800mm wide into the hall. A double door 1500mm wide connects the Kitchen Dinner with the lounge.

## **Utility Room**

- The floor is natural oak effect vinyl.
- There is work surface along one side incorporating a sink and draining board.
- A washing machine and tumble dryer are provided.
- There is a door 750mm wide into the rear garden with a 200mm step down and another door 800mm wide into the kitchen.

## **Ground floor Toilet**

- The floor is natural oak effect vinyl.
- There is a door opening into the hall 800mm wide.
- The furniture comprises a low level W/C and a wash hand basin.
- The main electricity consumer unit is situated on the wall.
- The door locking mechanism can be opened from the outside in an emergency.

## **Stairs**

- There is a 750mm flight of stairs leading to the first floor with a 90 degree bend near the top of the stairs.
- There is a handrail on one side.
- The stairs are covered in short pile carpeted.

## **Landing**

- There is short pile carpet throughout.
- Door to the Airing cupboard which houses the heating controls and hot water storage tank.
- Doors to the Bedrooms and Bathroom; Bathroom, Master Bedroom and Single Bedroom 800mm wide Double / Twin bedroom 700mm wide

- Skylight providing natural light and a smoke detector.

### **Main Bedroom**

- The door width is 800mm.
- There is short pile carpet throughout.
- The double bed is 6ft wide (or 2 x 3ft singles) and the height to the top of the mattress is 650mm.
- Non-feather duvet and pillows are provided.
- Sheets, duvets and pillowcases are poly-cotton.
- The minimum gap between the bed and the wall is 550mm

### **Second Bedroom**

- The door width is 700mm.
- There is short pile carpet throughout.
- The double bed is 6ft wide (or 2 x 3 ft singles) and the height to the top of the mattress is 650mm.
- Non-feather duvet and pillows are provided.
- Sheets, duvets and pillowcases are poly-cotton.
- The minimum gap between the bed and the wall is 750mm

### **Single Bedroom**

- The door width is 800mm.
- There is short pile carpet throughout
- The single bed is 3ft wide and the height to the top of the mattress is 650mm.
- Non-feather duvet and pillows are provided.
- Sheets, duvets and pillowcases are poly-cotton.
- The minimum gap between the bed and the wall is 1100mm

### **Bathroom and Toilet**

- The door width is 800mm.
- The floor is tiled.
- The bath is a steel bath and a non-slip mat is provided.
- The height of the bath is 550mm.
- The height of the sink is 850mm
- The door locking mechanism can be opened from the outside in an emergency.

### **Gardens**

- There is an open plan front garden laid to grass.
- The enclosed part of the rear garden is accessed through the kitchen dinner or utility room and via a gated side access 900mm wide there is a small 50mm

drop from the private drive onto the side path. The rear garden is fenced in and is laid to grass with a small patio area 4000mm x 2250mm

### **Additional information**

- An information folder is available in the house; this folder contains information about emergency contact details and local facilities and attractions.
- There is no smoking permitted in the house.
- Pets are not allowed.

### **Contact Information**

Address: 3 Alexandra Place The Street Walberswick Southwold Suffolk IP18 6UG

Booking Address: Turnhams Farm House, Pincents Lane Reading Berkshire RG314TT

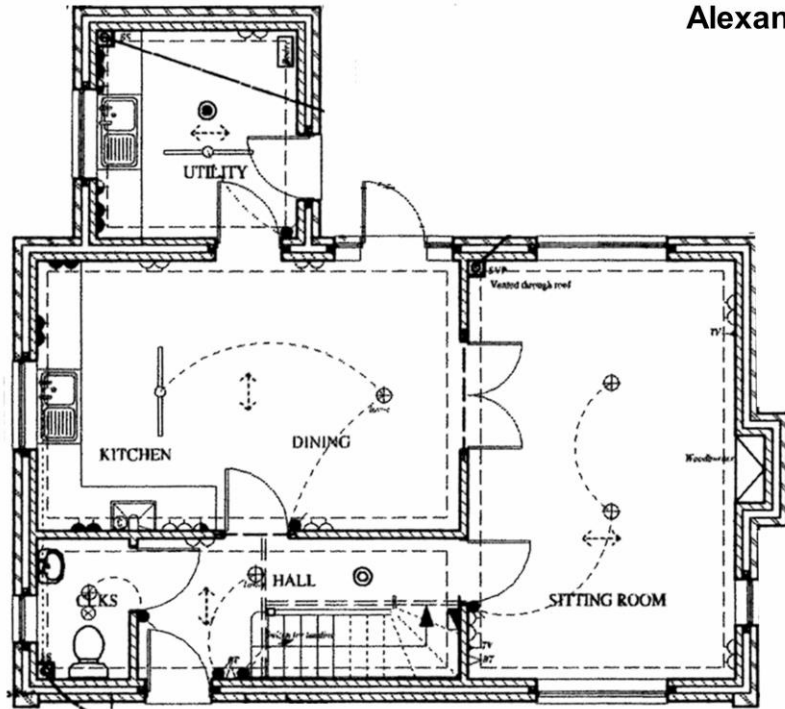
Telephone: 0118 942 5002 Mobile: 07789 108 397

Email: [bookings@3alexandra.place](mailto:bookings@3alexandra.place)

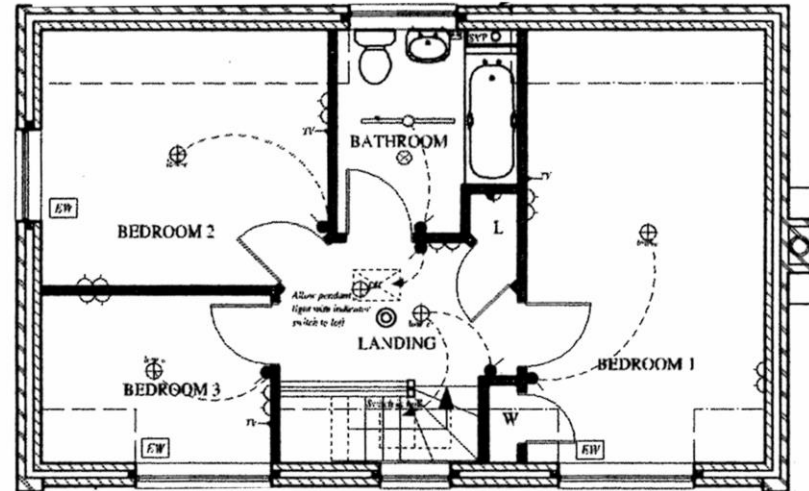
Website: <http://www.3alexandra.place>

If you have any further enquiries or comments, please contact us by email;

# Alexandra Place Layout



Ground Floor



First Floor