



## Accessibility Guide

This property is a traditional cottage with inherent access limitations. This access statement is intended to provide accurate and honest information to help guests self-assess whether the property meets their individual needs. We encourage you to contact us prior to booking for further information and detail relating to your individual needs, we can provide additional photos, measurements and video on request.

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### Pre-Arrival

- Information is available via our website and we are happy to answer specific questions prior to booking.
  - The nearest beach with promenade access is at Walcott (approximately 8 miles / 15 minutes drive).
  - Sea Palling beach access is via a steep concrete ramp/sea defence and then sand, the depth of which can naturally vary throughout the season with tidal movement.
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### Arrival & Parking

- Parking is available for 2 vehicles at the property, this area is gravelled
  - The approach to the property includes uneven surfaces and narrow gateways.
  - There are stepping stones laid into the grass taking you from the parking access to the patio.
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### Entrance to Property

- The main access includes a low semi-circular step with a step up to a plastic threshold doorstep.
  - This entrance is not suitable for wheelchair users or weight-bearing mobility equipment.
  - The front door is not generally used for access (it can be opened from the inside as a fire exit). The threshold is not suitable for wheelchair users and exits onto a very small step and onto deep gravel.
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## Internal Layout

- The property is arranged over two floors.
  - Doorways are narrower than standard.
  - Walkways between furniture may be restricted in places.
  - The layout does not allow for wheelchair turning or manoeuvring.
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## Stairs

- Narrow stairs provide the only access to the first floor, where both bedrooms are located.
  - The bedrooms are only accessible via the stairs.
  - A dog gate is installed at the stairs.
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## Bathroom

- The bathroom includes a small threshold step.
  - There are no grab rails installed.
  - The layout does not allow for grab rails to be fitted.
  - A small shower stool can be provided if requested in advance.
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## Outdoor Areas

- External areas include uneven ground and steps.
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## Additional Information

- The property is not suitable for wheelchair users or guests with significant mobility restrictions.
  - Additional beds, including airbeds, are not permitted.
  - Guests are encouraged to contact us prior to booking if they have specific accessibility requirements. We will always do our best to provide clear guidance.
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We are committed to providing accurate information so guests can make an informed decision and have an enjoyable stay.

