

Access Statement for Access Statement for Rutland Guest House

Introduction

Rutland is a small Victorian family run Guest House located on the A259 coastal road.

Our house enjoys beautiful views across Marina Gardens and to the sea.

We have five en-suite rooms and two with a shared bathroom situated on the first and second floors and a spacious dining room is on the ground floor.

We offer excellent accommodation with a freshly cooked breakfast.

Pre-Arrival

- West St.Leonards is the nearest railway station 0.3 miles, approx five minutes walk up a slight gradient.
- Warrior Square railway station 1.2 miles approx 25 minutes steady walk mainly on flat ground
- Hastings main line railway station is 2 miles approx 45 minutes steady walk mainly on flat ground
- The bus stop is a few mintes walk on flat ground with bus No 98 every 20 minutes to Hastings town centre or railway station
- Buses to Bexhill and Eastbounre stop at the bus stop on the opposite of the road
- There are plenty of Taxi companies in the area at reasonable rates

Arrival & Car Parking Facilities

- Check in time is 15.00 hrs - 22,00 hrs
- Earlier check in can be arranged
- Help provided with luggage if required
- There is no private car park. Parking in Grosvenor Crescent and the surrounding areas is unrestricted.

Main Entrance, Reception & Ticketing Area

- Rutland Guest house entrance is off Grosvenor Crescent there is a 18cm step on to the property, a small flat path leads to a 10cm step up to a tiled outer porch. Front door measures 1.2m wide with a 10cm step up into a small tiled inner porch, Inner door measuring 70.4cm. with a 10cm step up into reception area. Both outer and inner porch areas are well lit. Outer front door is open during daylight hours, inner door is kept shut at all times.
- Room rates and our terms and conditions notice are displayed at the reception desk.

Public Areas - Hall, Stairs, Landing, Corridors etc

- There are 14 steps slightly curved measuring 92cm wide x18cm depth to the first level, 1 step to next level. then 4 steps to first floor landing. the bannister is on the right. From here there are a further 10 steps to the first level then 8 steps to the second floor. there is a small area leading to a fire door which opens on to a small landing to

reach rooms 9, 10, 12.

- All stairs and landings are carpeted

Public Areas - Sitting room, lounges, lobbies etc

- No sitting room or lounge is available for guest.

Public WCs

- Public toilet is located 4 steps down from the first floor. From the reception there are 15 steps up to the Public WC.
- The toilet is 40cm high with a small wash basin and non slip tiled floor

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- Dining room is on the ground floor through the reception area door and a small hallway. Reception door measures 190.8cm x 70.6cm wide, and hallway measures 70.5cm wide x 350.8cm length. This door is kept locked and only opened during breakfast times 07.30hrs to 09.00hrs. Dining room is off the hallway. It is a large spacious room with lots of room to move around. It is fully carpeted with wooden tables and chairs. The tables sit on a pedestal base so there is plenty of leg room, the chairs do not have arms.
- The room is well lit by ceiling lights.
- Children are well catered for with a high chair for the little ones.

- We have an extensive menu with most dietary requirements catered for. Large print menu available.

Laundry

- There is a Launderette 400m away. Ironing board and iron are available at Guest house to use.

Bedrooms & Sleeping Areas

• FIRST FLOOR BEDROOMS

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- Room 2 Double en-suite
- Level access to room
- Door opens inwards, access width 71cm.
- Double divan bed 65cm high with access all round.
- One tub chair.
- Ceiling light and bedside lamps.
- Remote control TV
- Thermostatically controlled radiator.
- Complimentary hot drinks tray with cordless kettle.
- Door 64cm access leading to en-suite shower room with wash basin and wc.
- Shower enclosure with 33cm step
- Toilet 40cm high.

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- Room 4 Small en-suite family room
- Level access to room
- Door opens inwards access width 78cm
- Double and single divan bed 65cm high with access all round

- Tub chair and small table.
- Ceiling light and bedside lamps
- Remote control TV
- Complimentary hot drinks tray with cordless kettle
- Thermostatically controlled radiator.
- En-suite shower room
- Shower enclosure 33cm step
- Wash basin
- Toilet 40cm
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- Room 7 and 8 Single rooms with shared shower room
- Level access to rooms.
- Single rooms are accessed via a small lobby.
- Doors to each room open inwards, access width 71cm.
- Both rooms have:
- Single 3ft wooden framed bed 50cm high with access to one side.
- Wash basin.
- Remote control TV
- Ceiling light and bedside lamp
- Low chair
- Complimentary hot drinks tray with cordless kettle.
- Thermostatically controlled radiator.
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- Level access to shared shower room
- Approx 100cm walk to shower room from access door leading to single rooms 5 cm step into shower enclosure.
- Wash basin.
- Toilet 40cm high.

- Non slip tiled floor.
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- SECOND FLOOR BEDROOMS
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- Rm 9 Large en-suite family room
- Level access to room
- Door opens inwards access width 71cm
- Double divan bed 60cm high with access all round, 2 single divan beds 60cm with access to one side
- Tub chair
- Ceiling light and bedside lamps
- Thermostatically controlled radiator
- Complimentary hot drinks tray with cordless kettle
- Remote controlled TV.
- Fridge.
- Door access 66cm leading to en-suite shower room.
- 30cm step to shower enclosure
- Wash basin
- Toilet 40cm high.
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- Room 10 Small en-suite family room
- Level access to room
- Door opens inwards 71cm access width
- Double divan bed 60cm high, access all round. Single bed 60cm high access to one side
- Remote controlled TV
- Thermostatically controlled radiator
- Complimentary hot drinks tray with cordless kettle

- Wicker chair
- Fridge
- Ceiling light and bedside lamps
- Door access 71cm leading to en-suite shower room
- 5cm step to shower enclosure
- Wash basin
- Toilet 40cm high
- Non slip tiled floor.
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- Room 12 Double en-suite room
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- Level access
- Door opens inwards access width 71cm.
- Double divan bed 60cm high access all round.
- Wash basin.
- Thermostatically controlled radiator
- Tub chair
- Remote controlled TV
- Ceiling light and bedside lamps.
- Complimentary hot drinks tray with cordless kettle.
- Door access 66cm leading to en-suite shower room
- 5cm step to shower enclosure
- Toilet 40cm.
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Bathroom, Shower-room & WC [Ensuite or Shared]

- FIRST FLOOR, RM 2, Bedroom door opens inwards, access width 71cm. Double divan bed 65cm high, with access all round, Door 64cm wide leading to en-suite. RM

4, Bedroom door opens inwards, access width 78cm, Double and single divan bed 65cm high with good access all round. Door 71cm leading to en-suite. Entrance door 71cm to RM 7 & 8 opens inwards,

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- All rooms have level access are fully carpeted, with ceiling lights, bedside lamps, remote control TV, complimentary hot drinks tray with cordless kettle.

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Grounds and Gardens

- At the front of our Guest house is a patio area with a 15cm step. In the summer time guest are welcome to sit and enjoy the beautiful location. There is a large illuminated sign 70cm x 60cm raised 3.0m from ground level displaying Bed and Breakfast logo. Area is lit by Hallogen wall lights.

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Additional Information

- We are totally non smoking throughout.
- Family rooms are equipped with a fridge, we can refridgerate medication where possible.
- A fire alarm is fitted with call points, smoke and heat detectors. A siren sounds if evacuation is necessary.
- Evacuation procedure notice are in all bedrooms and landings.
- A vibrating pillow aid can be made available with prior notice for guest with disabilities.
- An emergency number is displayed in all bedrooms.
- Mobil phone signal is generally good but wll depend on the network.
- Storage for prams and bicycles avaiable.

Address: 17 Grosvenor Crescent
St Leonards on Sea

Sussex
TN380AA

Telephone: 01424714720

Fax: 01424714720

Email: carol@rutlandguesthouse.co.uk

Website: www.rutlandguesthouse.co.uk

Hours of operation: We are here most of the time.

When we are out our telephone calls are diverted to our mobil

There is an internal bell at the reception desk if you require assistance.

Emergency number: 07768125266

Local public transport numbers: Stagecoach bus company 0871 200 2233

National Express coaches 08717 818181

National railway enquiries 08457 484950

Southern railway enquiries 0845 0002222

Local accessible taxi numbers: Taybar Taxis 01424 719719

Phoenix Taxis 01424466466

Crown Taxis 01424 855855
Newcarmiles 01424441234

Future Plans

- Continue to upgrade bathrooms. Replace flooring in dining room and redecorate

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01424714720 or email carol@rutlandguesthouse.co.uk