

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guest/visitors.

Access Statement for Flintstone Cottages, 'The Lodge'

Introduction

Flintstone Cottages are a collection of 4 newly converted light, airy and modern self-contained holiday let apartments based only 2 miles from Chichester and 5 miles from Goodwood House. These apartments have been converted to a very high standard from the out buildings of the Victorian Flint knapped Sussex Farmhouse.

The 4 apartments combined offer beds to sleep a total of 16 people (8 couples). In addition, each unit provides a King-size sofa bed so naturally this can be ideal for an additional couple or children and therefore utilising these, sleeping accommodation could be provided for a maximum of 24 guests.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01243 544487 or email hello@flintstonecottages.co.uk

Pre Arrival

- The nearest train station is Barnham, a ten minute drive from the cottages. Taxi's are available from this station, which offer wheelchair friendly cars also.
- The nearest bus stop is 1 mile from the cottages, towards Norton - ask the driver for the stop on Aldingbourne High Street. There is no shelter or seating. The no. 85 bus runs from here approximately every 2 hours Monday - Saturday, and most buses can accommodate one wheelchair. Bus times can vary, for further details see the bus operator's website www.compass-travel.co.uk or www.stagecoachbus.com
- The main entrance to the cottages is a single track tarmac lane, uneven in places.

Key Collection, Welcome and Car Parking

- Large clear signs for 'Flintstone Cottages' lead onto a gravel entrance drive, on a slight incline.
- The key can be collected from the owner's property, the first house you will see on your left as you enter the drive.
- Sheltered Parking is available for 8 cars situated at the far end of the drive behind the cottages. 'The Lodge' has two parking spaces (uncovered) in front of the property, and 'The Barn' has two behind. Parking is no more than 30m from the entrance to a cottage.
- The parking area has a gravel surface, with either flagstones or wooden decking leading to the entrance of the cottages.
- The area is well lit at night by a range of wall and floor mounted lights, most of which are motion sensor activated.

Entrance to Property

- The front door is 740mm/29.1ins wide with one door open, or 1540mm/60.6ins with both doors. It has a 30mm/1.1ins step.
- There are three steps with a handrail on the right leading to the entrance. Alternatively there is a ramp with a handrail on the left leading to the front door.
- The entrance is well lit by motion sensor overhead lights both inside and outside.
- The floor is wood effect mFLOR.

Halls, Stairs, Landings and Passageways

- The cottage features a largely open plan ground floor area, with the bedrooms and bathroom branching off from the main area.
- All hallways are well lit by overhead lighting, controlled via switches mounted on the walls.
- The floor covering is wood effect mFLOR.

Sitting Room/Lounge

- The sitting room/lounge is open plan with the kitchen and dining area.
- It has a large, non-leather corner sofa with seating for up to 8 people.
- There is a wall-mounted flatscreen smart TV in the corner of the room with freesat, subtitles, Blue ray player and remote controls.
- The lighting is natural daylight and overhead lighting at night, controlled via switches mounted on the walls.
- The floor is wood effect mFLOR.

Dining Room

- The dining room is open plan with the kitchen and sitting room/lounge.
- The table is glass topped and can expand. It has legs on each corner, 670mm/26.3ins from the floor to the lowest point of the table (underspace) and is 760mm/29.9ins high.
- There is free space all around the table.
- There are 8 chairs (all moveable) that have no cushions or arms.
- The lighting is natural, with overhead lighting controlled via switches on the walls.
- The floor is wood effect mFLOR.

Kitchen

- The kitchen is open plan with the dining room and sitting room/lounge.
- The door of the oven drops down to open, and the handle is 720mm/28.3ins above the floor. The hob is 930mm/36.6ins above the floor, as is the microwave.
- All worktops and surfaces are 920mm/36.2ins above the floor.
- The following are stored below the worktops in cupboards: medium sized dishwasher, standard size front loading washing machine.
- There is a full height freezer. The highest shelf in the fridge is 1700mm/66.9ins above the floor and the lowest draw in the freezer is 300mm/11.8ins above the floor.
- Glasses and crockery are stored in cupboards above the worktop. If required these can be moved to lower storage areas, please request this when booking.
- The sink has a 2 lever taps.

- All kitchen utensils, toaster, microwave and 360 rotating cordless kettle are stored on the worktop.
- The kitchen is evenly lit with overhead lights controlled via dimmer switches mounted on the walls. There is also additional under unit lighting for the worktop.
- The floor is wood effect mFLOR.

Bedrooms and Sleeping Areas

- There are 3 bedrooms, each with king-size beds, and a king-size sofa bed on the ground floor.
- One of the bedrooms has an en suite shower room.
- The doors are 740mm/29.1ins wide.
- The height of all beds from the floor to the top on the mattress is 680mm/26.7ins.
- The sofa bed is located in the sitting room/lounge and can be used by a personal assistant/carer or a friend/family member.
- All bedrooms have a full height cupboard with and non-adjustable clothes rail and shelf, and an additional storage cupboard 770mm/30.3ins high.
- Lighting is natural daylight and overhead lighting controlled via dimmer switches mounted on the walls. Bedside lamps are also provided.
- The floor is short pile carpet.

Bathrooms, Shower-rooms and Toilets

- The bathroom and en suite have level access.
- The door to the bathroom is 820mm/32.2ins wide.
- The bathroom has the following:
 - Shower with a 540mm/21.2ins wide entrance and a 50mm/1.9ins step.
 - Bath 580mm/22.8ins from floor to ledge.
 - Toilet 470mm/18.5ins from floor to seat.
 - Sink 860mm/33.8ins from floor to basin.
- The door to the en suite is 740mm/29.1ins wide.
- The en suite has the following:
 - Toilet 470mm/18.5ins from floor to seat.
 - Sink 860mm/33.8ins from floor to basin.
 - Shower with a 520mm/20.4ins wide entrance and a 50mm/1.9ins step.
- A non-slip matt for the shower/bath is available in both bathrooms.
- The bath, sink and shower in both bathrooms have single lever mixer taps.
- Both bathrooms are well lit with overhead lighting controlled by a pull cord at the door.
- The floor in both is wood effect mFLOR.

Laundry/Utility Room

- Information on the laundry room/tumble dryer can be found in the welcome pack.

Garden/Outdoor Area

- The garden area is located at the front of the property next to the parking bays and measures 9m x 9m/29.5ft x 29.5ft in a triangle shape.
- The front of the house is lit by overhead lighting at night.

Additional Information

- Assistance dogs are welcome.
- All areas in the cottages have a good colour contrast between the floor, walls and doors. Generally the walls are light in colour with darker wooden doors.
- Mobile phone reception can be poor.
- Internet access is available, each cottage has Wi-fi. Further information on this can be found in the welcome pack.
- The nearest general hospital with an A&E unit and walk in NHS is 'St. Richards' and is 4.3 miles from the cottages in Chichester. The nearest doctor's surgery is 'The Croft Surgery' and is 1.9 miles away towards Eastergate.

Contact Information

Address: Flintstone Cottages, Decoy Lane, Aldingbourne, Chichester, West Sussex, PO20 3TR

Telephone: 01243 544487

Email: hello@flintstonecottages.co.uk

Website: www.flintstonecottages.co.uk

Grid Reference: SU 92259 04378

Hours of Operation: Open all year round.

Local Accessible Taxi: Barnham Station Taxi's 01243 551753

Local Public Transport: Bus 01903 690025
Train 08451 272920