

## **Access Statement for Gardeners cottage**

- **Exposure:** Seaside village
- **Transport:** The property can be reached by car, public transport (on bus route). It is approximately 2 miles from Cromer.
- **Parking:** Roadside, no parking restrictions or permits needed.
- **Entrances:** Manual with one step to front door. Path to back door no step, both single door widths.
- **Type of Building:** Cottage, no lifts (two floors) - stairs with handrail on one side.
- **Rooms:** Ground floor – lounge, kitchen/diner. First floor, twin bedroom, main bedroom (kingsize bed) and bathroom..
- **Bedrooms:** All on first floor.
- **Bathroom / Toilet:** On first floor.
- **Kitchen & lounge:** On ground floor.
- **Door widths:** all door widths are single
- **Externals:** Paved path to front door and back door, gravel area, lawn with boarders.
- **Information provision:** We are available to contact 24hours to help with any problems or queries.
- **Miscellaneous:** mains power supply, gas central heating, Multi fuel burner, Seaside village location. Village store, post office and public house.