

## ACCESS STATEMENT FOR LUCERNE B/B

Lucerne is sited in the town of Lyme Regis and is about 5 minutes from the top and bottom of the main street as well as the start of the seafront. The views from the rear elevation are classic views of the Dorset coastline from Lyme Regis to Portland Bill Lighthouse (some 19 miles). The outstanding views do however mean that Lucerne is situated on the side of a hill. There is some parking at the front of the house and more at the rear. The rear parking means going up and down some steps of varying depths to the side of the house (5-8 inches).

Lucerne is approached from a quiet side road over a public footpath, thence over ten feet of tarmac, a small four-inch step places you at the entrance. You access by stepping over a three-inch exterior doorframe via a sliding door approximately 30 inches wide. Your next step is onto the hallway, up a four inch step. Enter the hall, on your right is the breakfast room. Ahead are the stairs to the bedrooms, 1-4 in sequential order. All rooms are en-suite, Room 1, a double with sea views, Room 2 a single, Room 3 a double and Room 4 which can be an emperor bed or twin with sea views. The stairs going up have a left handed handrail at the required height and are set out in a set of nine and four with a half landing between the two sets. The steps are about seven inches set at regular intervals. About four feet in at the top of the steps is a door with an opening of 25 inches. Please note all doors apart from those specifically mentioned are 30 inch fire doors with one inch door stop giving a maximum opening of 28 inches. B&B flooring is currently exceptionally high quality Axminster short pile carpet, with the exception of bathrooms, which are tiled.

You will find details on 'How to find us' on the 'Contact' page. As a general guide Lyme Regis is at the western end of Dorset and is on the A3052 and is accessed off of the A35.