

Channel View

Access Statement

Introduction

We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you at Channel View.

About Channel View

Channel View is a Victorian Building on the seafront Esplanade. Our self catering apartments are on the first and second floors of the building; there is a family restaurant and two shops on the ground floor. There are no lifts and, as such, the accommodation is only suitable for ambulant visitors.

- We have a website - www.channelview.eu
- Enquiries and reservations may be made via mail, email or phone; bookings are by mail.

Contact Details: C & S Lenn
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Esplanade
Exmouth
Devon EX8 2AZ
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Email: holiday@channelview.eu
Website: www.channelview.eu

A telephone answering machine is used at times when the office is unmanned, please do leave a message and it will be dealt with promptly.

Arrival & Car Parking Facilities

- There is a tarmac surfaced car park alongside Channel View with an allocated space for each apartment; access to the car park is directly off the seafront Esplanade.
- Alternative Parking:
 - The nearest public car park is approximately ¼ mile eastward, on the seafront.
 - On-street seafront parking is available; this is charged for during the summer season but free during the winter months.
 - Limited unrestricted free parking is available in some of the streets around Channel View.

Access to the Apartments

- Access to the apartments is clearly signed from the car park.
- A flight of 11 concrete steps [steps are 1200mm wide, 280mm deep and 130mm high, with a handrail on each side] gives access to Madeira Walk, a wide public pedestrian thoroughfare passing behind Channel View.
- 16 metres along Madeira Walk, to the rear of Channel, a flight of 10 steps give access to the apartments [steps are 1000mm wide, 280mm deep and 180mm high, with a handrail on each side]; a single leaf gate, hinged on the right, opens onto the timber decked terrace garden.
- Flat 2 accesses directly onto this terrace garden.

- The entrance to Flat 4 is via a lobby and interior staircase:
 - the outward opening entrance door from the terrace garden to the lobby is 850mm wide with a 150mm threshold step; the keyhole lock is 1000mm high
 - the lobby staircase has two flights of 13 and 4 steps respectively with a half-landing between; the treads are 900mm wide, 260mm deep and 180mm high with 3 winding steps at the top of the first flight. There is a handrail on the left side as you climb the stairs.
 - Flat 4 accesses from the top of the second stairway through an inward opening fire door of 760mm width.

The Apartments:

Flat 2:

- The 880mm wide entrance door opens inward to a porch with tiled floor and is hinged on the left; the keyhole lock is 1000mm high.
- There is a 75mm step-down from the porch into the 900mm wide carpeted passage.
- The kitchen and twin-bedroom are off the passage which widens to a hallway giving access to the lounge, family bedroom and a further short 900mm passage to the bathroom and shower / cloakroom.
- **Lounge**
 - Door width 800mm
 - Furniture is moveable and all is non feather.
 - One 3-seat and one 2-seat sofa, a 1400mm futon are provided, all have arms
 - Freeview digital TV is provided with remote control and a DVD player.
- **Kitchen / Dining Room**
 - The dining room is open plan with the kitchen; the door width is 800mm
 - Flooring is ceramic tile in the kitchen area and carpet in the dining area.
 - Worktop height 900mm.
 - Oven door is drop down, height of lowest shelf 450mm, cannot be accessed from the side
 - Sink is 880mm high with cupboards underneath
 - Hob is 900mm high with solid electric plates.
 - Rectangular draw-leaf table (moveable) – legs on each corner, 650mm floor to lowest point of table (underspace), 1.2 metres long, 1.0 metres wide and 800mm high
 - Free space between table and walls is at least 850mm all around.
 - Chairs (moveable) - 5 chairs with padded seat and no arms.
 - There are further dining chairs around the flat, if needed.
 - There is free space of 1.25 by 1 metre clear of doors and furniture
 - Well lit kitchen with spotlights
 - Good contrast between floor, cupboards and other surfaces
 - Fridge freeze provided - highest shelf in fridge 870mm
- **Twin Bedroom**
 - Door width 800mm
 - Beds:
 - Twin 900mm single pine beds with spring interior mattresses
 - Bed height 480mm floor to top of mattress.
 - Largest transfer space available to left or right of bed is 1.3 metres
 - Largest free space clear of doors and furniture is 1.2 by 1.9 metres
- **Family Bedroom**
 - Door width 800mm
 - Beds:
 - 900mm single and 1400mm double divan beds with spring interior

mattresses

- Bed height 480mm floor to top of mattress.
- Largest transfer space available to left or right of bed is 1.3 metres
- Largest free space clear of doors and furniture is 1.2 by 1.9 metres

- **Bathroom**

- Door width 800mm
- Bath with integral grab handle and flexible shower over
- Bath height is 470mm.
- Free space in bathroom (free of doors and furniture) is 1.9 by 1.7 metres
- Toilet seat height 450mm
- Space to side of toilet is 300mm
- Flooring is vinyl
- Units are white and walls are white tiled, there is good colour contrast with the floor.
- Washbasin is built into a vanity unit

- **Shower / Cloakroom**

- Door width 800mm
- Walk-in shower [75mm sill] with glazed sliding door enclosure [1200mm x 900mm - 500mm opening]
- Mixer tap shower control with shower on flexible hose.
- Access space is restricted
- Toilet seat height 450mm
- No available space to the side of the toilet
- Flooring is flotex carpet
- Units are white and walls are white tiled, there is good colour contrast with the floor.
- Small corner cloakroom washbasin

Flat 4:

- The 760mm wide entrance door opens inward to a wide carpeted landing area; the keyhole lock is 1400mm high.
- The kitchen and twin bedroom are off a 900mm passage whilst the lounge, bathroom and cloakroom open onto the landing area.
- **Lounge**
 - Door width 800mm
 - Furniture is moveable and all is non feather.
 - One 3-seat and one 2-seat sofa, a 1400mm futon are provided, all have arms.
 - Freeview digital TV is provided with remote control and a DVD player.
- **Kitchen / Dining Room**
 - The dining room is open plan with the kitchen; the door width is 800mm
 - Flooring is vinyl.
 - Worktop height 900mm.
 - Oven door is drop down, height of lowest shelf 450mm, cannot be accessed from the side
 - Sink is 880mm high with cupboards underneath
 - Hob is 900mm high with solid electric plates.
 - Rectangular drop-leaf table (moveable) – legs on each corner, 650mm floor to lowest point of table (underspace), 1.2 metres long, 1.0 metres wide and 800mm high
 - Free space between table and walls is at least 850mm all around.
 - Chairs (moveable) - 5 chairs with padded seat and no arms.
 - There are further dining chairs around the flat, if needed.
 - There is free space of 1.25 by 1 metre clear of doors and furniture

- Well lit kitchen with spotlights and over-table light to the dining area.
- Good contrast between floor, cupboards and other surfaces
- Fridge freeze provided - highest shelf in fridge 870mm
- **Twin Bedroom**
 - Door width 800mm
 - Beds:
 - Twin 900mm single pine beds with spring interior mattresses
 - Bed height 480mm floor to top of mattress.
 - Largest transfer space available to left or right of bed is 1.3 metres
 - Largest free space clear of doors and furniture is 1.2 by 1.9 metres
- **Family Bedroom**
 - Door width 800mm
 - Beds:
 - 900mm single and 1400mm double pine beds with spring interior mattresses
 - Bed height 480mm floor to top of mattress.
 - Largest transfer space available to left or right of bed is 1.3 metres
 - Largest free space clear of doors and furniture is 1.2 by 1.9 metres
- **Bathroom**
 - Door width 800mm
 - Bath with integral grab handle and flexible shower over
 - Bath height is 470mm.
 - Free space in bathroom (free of doors and furniture) is 1.9 by 1.7 metres
 - Toilet seat height 450mm
 - Space to side of toilet is 300mm
 - Flooring is vinyl
 - Units are white and walls are pastel coloured with white tiles, the flooring is dark in colour.
 - Washbasin is partially built in.
- **Cloakroom**
 - Door width 800mm
 - Access space is restricted
 - Toilet seat height 450mm
 - No available space to the LH side of the toilet, 600mm to the RHS
 - Flooring is carpet
 - Units are white and walls are pastel coloured with white tiles, the flooring is dark in colour.
 - Washbasin is pedestal mounted and has access from the side

General:

- In the main, décor of the accommodation is pastel colours with white painted doors and skirting.
- The flats are carpeted throughout with short pile carpet in stronger shades, unless where otherwise stated.
- Bedding:
 - Non Feather duvets and pillows provided.
 - Sheets, duvet covers and pillow cases are poly-cotton
- An integrated fire alarm system is installed for the whole building; the control panel is located in the entrance lobby to Flat 4.
- Laundry - There is no separate laundry, but a standard size front loading washer dryer is provided in each kitchen.
- Grounds and Gardens - The decked terrace garden with rotary clothes line, benches and picnic table is available to all residents.
- Information Folder - Our information folder which is provided within the flat can be

offered in large font size if requested.

- Telephone - A payphone is available in the entrance lobby to Flat 4 [his phone does not accept incoming calls] and there is acceptable mobile phone reception for most networks
- Internet - A broadband connection is available at no cost for visitors with their own computer.

Additional Information:

- The town shopping centre and nearest food shops are approximately $\frac{1}{4}$ mile walking distance.
- The nearest bus stop is on the seafront, approximately 100 metres distant from Channel View.
- The nearest train station (Exmouth) is $\frac{1}{2}$ mile away.
- The main taxi rank is in the town centre by the Strand Gardens.

We welcome your feedback to help us continuously improve. If you have any comments or suggestions please do let us know.