

1 MOATSIDE COTTAGES NEWTIMBER PLACE NEWTIMBER WEST SUSSEX BN6 9BU

Car parking and arrival

Please note that the premises are non-smoking.

Opposite the cottage and to the right of the drive are the visitor parking spaces. There are 5 spaces including two disabled spaces shared between the 2 cottages. It has a tarmac surface.

The route to the front entrance of each cottage entrance is illuminated by sensor lights.

To the left of No 1 Moatside Cottages and adjacent the drive is a refuse and recycling bin storage area.

The front entrance is immediately opposite the parking spaces and has 3 steps up to the front door.

The front door is 900mm (3'0") wide, (875mm between steps).

An alternative entrance to the premises is at the rear. This is approached by taking the paved path the left of No 1 (as viewed from the front) through the gate which is 1300 mm wide, turn right following the path where there are double doors which are 1080mm overall width (1050 between steps). These have small ramps and form the rear entrance to the living room

Internally

The floors are ceramic and incorporate underfloor heating which can be controlled separately in each room. The front and rear entrances incorporate recessed matwells

The fittings etc offer good colour contrast between the doors, door handles, walls, curtains, & floor.

All areas are well illuminated with emergency lighting incorporated in strategic locations, and are well appointed with switched power sockets. The light switches are generally 1.200m above floor level

The front door opens onto the hall which is 890mm at its narrowest point, and contains storage cupboards for guest use.

The hall leads to all of the rooms which are accessed via doors which are all 760mm wide (730mm between steps)

Immediately opposite is the entrance door to the living room.

The living room has separate dining and lounge areas; furnished with a dining table & 4 chairs, sofa, coffee table, TV set on unit. , It also has a well-appointed self-catering kitchen area which has a sink & drainer, ceramic hob & oven; dishwasher; fridge; and a combined washer/dryer. It has double doors (see alternative entrance) leading to the shared garden.

At the far end of the hall is a door leading to an internal lobby which is 1880mm x 1740mm.

A twin bedroom is off this lobby via an entrance which is 1150mm wide.

The room is furnished with:-

Two single beds:- which have a height of 390mm + mattress = 560mm
Free standing units of furniture:- Wardrobe, Chest of drawers with TV, Vanity unit with mirror over, bedside cabinets.

The lobby also has a door to the en suite which has a 1770 x 740mm bath which is 610mm high, has dual action lever tap, has two safety grab rails, and has a glass shower screen; the shower is controlled by bar mixer taps. the WC is 410mm high with finger push flush; the basin is 845mm high with a dual action lever tap. There is a cupboard under the basin. Above the basin is an illuminated mirror which incorporates a shaver point.

Adjacent and accessed from the hall is a double bedroom.

The room is furnished with:-

A double bed approx.:- 440mm high + mattress = 570mm approx

Free standing units of furniture:- Wardrobe, Chest of drawers with TV, Vanity unit with mirror over, bedside cabinets.

The en suite which has a 750 x 750mm shower tray with glass enclosure with bar mixer taps to the shower fitting; the WC is 410mm high with finger push flush; the basin is 845mm high and has a dual action lever tap. There is a cupboard underneath. Above the basin is an illuminated mirror which incorporates a shaver/electric toothbrush point.

Garden

There is a shared enclosed garden approximately 18.850m (61'10") x 17.700m (58'1") and is bounded on two sides by picket fences and on the remaining (moat) side by a chain link fence.

Please ensure that any children who stay or visit the premises are supervised at all times as the moat has deep water. It is fed by natural springs which ensure that the water is very cold.

The garden has two paved patio areas one for each of the cottages, both have pergolas over them and incorporate trellis work to aid privacy:-
No 1 Moatside Cottages patio is 3.200 x 2.550m.

The remainder of the garden is of lawn with flower beds.