

## Access Statement: The Castle, Warren Rd., Brean TA8 2RP

The Castle is a single storey 1920's seaside bungalow, with later extensions. It is approached from Warren Road through its own large pair of iron gates which are usually kept open for ease of access. The level brick-paved parking area accommodates up to 4 cars.

Entrance to The Castle is via a concrete ramp to the side of the drive sloping upwards directly to the front door, or via a set of concrete steps through the centre of the elevated front garden, turning left to reach the front door.

There is a small threshold from the front door into the porch. The porch is spacious and well-lit, and has a solid tiled floor. The internal door into the property has a small step up leading into the main hall. The wide level hallway runs from front to back of the property and all rooms lead directly off it. The whole of the hall and the dining area at the far end of the hall to the right, is tiled.

Bedroom 1 on left of Hall. Door opens inwards. Standard width door entrance. Floor level and carpeted. Double bed under bay window on left wall.

Bedroom 2 on left of Hall. Door opens inwards. Standard width door entrance. Floor level and carpeted. Children's bunk beds along left hand wall.

Bedroom 3 on left of Hall. Door opens inwards. Standard width door entrance. Floor level and carpeted. King size bed against left wall. Ensuite shower room with shower cubicle, tiled floor, WC and washbasin.

Living Room on right of Hall. Standard width door opening into carpeted level room. Large L-shaped sofa, on right of door. Wall-mounted flat screen TV. Window seat in Bay. Single chairs and footstool.

Bedroom 4 on right of Hall. Standard width door opening onto carpeted level floor. King size bed in recess on left wall. Slightly restricted access on one side. Ensuite shower room with tiled shower cubicle, WC and washbasin.

Dining Hall at far end of Hall on right. Floor tiled and level. Dining table and chairs. Door into Utility Room.

Utility Room on left of Dining Hall. Standard width door opens inwards. Level tiled floor. Washing machine and tumble dryer. Door into Main Bathroom.

Bathroom (entered from Utility Room). Standard width door opens inwards. Freestanding ceramic bath. Large glass fronted walk-in shower unit with overhead shower and hand held shower head. Low threshold into shower. Washbasin over cabinet. WC.

Kitchen. At end of hallway, small step up to kitchen on left. Level laminate floor. Double doors to rear garden. Circular dining table and 4 chairs. 2 Bar stools under work top.

Garden. Small threshold from kitchen doors onto decked area on right. Level seating area with wooden garden furniture on right. Children's play area with climbing frame located across lawn and path on left.

Gravelled paths around and across lawns to set of concrete steps giving access to raised secondary lawned area of garden. BBQ Lodge at far end of garden on left. Entrance to BBQ Lodge over raised threshold, through opening door. Fitted bench seating around sides of lodge; central chimney and BBQ grill.

Gate at far end of garden giving access to top of sand dunes with bench and view point; wooden steps lead directly down to the beach.