



Access Statement for

Marine Villa
33 Littlestairs Road
Shanklin
Isle of Wight
PO37 6HA

The house was built in 1929, by architect, Ernest Smith, as a gentleman's residence, to take advantage of its cliff top location. The house has six bedrooms, one on the ground floor and five on the first floor. The 'Morning Room' on the ground floor can optionally be used as a seventh bedroom.

We have tried to provide as much information as possible but if you have any queries please contact us (info@artdecohouseuk.com) . We look forward to welcoming you.

Pre-arrival

- Bookings/enquiries can be made via phone, email, or online booking.
- The nearest bus is approx 500mtrs in Sandown Road which can be found by turning left at the bottom of Littlestairs Road.
- The Southern Vectis Number 3 bus can be taken into Shanklin then onto Newport via Ventnor. By taking the number 3 outside Columbus House across the road you can travel to Ryde via Sandown. Further information can be found on southern Vectis website.
- The nearest train station is Shanklin station approx ¾ miles. There are taxis available in front of the station, but we advise you pre-book these to ensure one is waiting for your train.
- We offer free wi-fi so that you can arrange for online shopping to be delivered. We generally use TESCO.COM

Arrival and car parking facilities

- Luggage can be unloaded at the front of the property.
- Parking available for 8 cars.
- Parking is available directly in front of the main door or via bedroom 6's separate access door if required, which leads directly into bedroom 6. The threshold is 10cm and a portable ramp is provided. The width of the door is 90cm, height is 190cm.

Main entrance and porch, leading to hall.

- In front of the front door there is a mat well with a threshold of 5cm.
- The front door has a threshold strip width of 122cm height 11cm and is hinged to the right.

- The door width is 117cm and height of 202cm.
- Inside the door is a porch 1.85mtrs x 4.5mtrs
- Double doors, partly glazed 1.1mtrs x 2.7mtrs leading to the hall with a threshold of 16cm x 12cm.

Public area – Cloak rooms/wc

- Ground floor off hall, WC and basin with door width of 80cm opening inwards.
- Ground floor cloak room off utility/kitchen not suitable for disabled use.

Public areas – general

- Floorings:
- Hall - Wooden parquet flooring with large rug.
- Drawing room - Wooden parquet floor with large rug.
- Dining room - Wooden parquet floor with large rug.
- Kitchen ceramic floor tiles.
- Bedroom 6 – Wooden parquet floor.
- Morning Room - Wooden parquet flooring with large rug.
- All public areas are on the same level excluding the ground floor sun lounge which is accessed via the drawing room, bedroom 7 and the dining room with a threshold 70cm wide and a height of 16cm.

Access to garden via -

- Kitchen – decking approx 11 sq mtrs with 3 steps 3.5mtrs width with a height of 17.5cm with no balustrade.
- Left hand side of property, level access via side gate leading to lawn area.
- Right hand side of property, via side gate, narrow path leading to lawn area.
- Ground floor sun lounge – 2 steps 6mtrs long, step width 35cm and 12cm & 19cm.

Drawing Room

- Door width is 73cm.
- A range of sofas and seating which can be moved to suit individual needs.
- Door to sun lounge. 70cm wide and a threshold of 16cm.

Dining Room

- Door width is 73cm.
- Table length 4.9mtrs width 1.6mtrs. Floor to lowest point under table 69cm.
- Free space between table and wall 1mtr either side.
- 21 chairs, carver style with two without arms.
- Door to sun lounge. 70cm wide and a threshold of 16cm.

Kitchen

- Height of worktop 92cm with a range of base units and 3 integrated under counter ovens/combo oven, 2 dishwashers and fridge.
- Wall cupboards are 41cm from the worktop with the highest shelf 94cm and the lowest 48cm.
- Large sink.
- Breakfast bar with 8 bar stools height 93cm.
- Evenly lit with ceiling and pelmet lights.
- Height of light switches 1.38mtrs

Kitchen larder/rear porch.

- Cloakroom – unsuitable for disabled use.
- Walk in larder with shelving at various heights holding a range of saucepans, oven trays etc.
- Free standing side by side fridge freezer with adjustable shelves.
- Back door with two steps down to bin/storage area.

Utility room

- Door width 73cm
- Single sink with cupboard under with work surface to left hand side height 93cm.
- Under counter dryer.
- Step down to 2 washing machines, one front loading and one top loading, of 15cm x 71cm.
- Free standing clothes airer.

Bedrooms on the ground Floor * BED CONFIGURATIONS ARE SUBJECT TO CHANGE, PLEASE CHECK *****

Bedroom 6

- Door width 73cm
- Two 3ft Single 1930s wooden framed beds with slatted base and mattresses.
- Duvets – all synthetic
- Pillows – synthetic
- Linen- duvet covers, sheets and sheets are cotton or polycotton.
- Wardrobe with low level hanging rail and shelf
- Separate access door 86cm wide with 15cm threshold to the front of the property, reached through arch way 92cm x 199cm and inner hall.

Ensuite / Wet room

- High level WC 490cm
- 2 basins 1 x height is 75cm other larger basin height is 86cm
- Mirror
- Adjustable shower
- Wall mounted shower seat.
- Shower curtain.
- Handles and rails installed near WC.

Morning Room, Optional Bedroom 7

- 2 x 3ft wooden day beds, with raised back and arms and mattresses.
- Corner wardrobe with various shelf heights.

- Double doors to sun lounge width 70cm and threshold of 16cm.
- Duvets – all synthetic
- Pillows – synthetic
- Linen- duvet covers, sheets and sheets are cotton or polycotton.

Hall

- Staircase leading to first floor with 17 steps with two landings bearing to the right.
- Handrail only on the right hand side of staircase.
- Stairs are 1.35mtrs wide.
- Carpet.

Landing area.

- Large spacious carpeted landing with seating and evenly lit.

Bedrooms First Floor. ** PLEASE NOTE ALL BEDROOM CONFIGURATIONS ARE SUBJECT TO CHANGE ******

Bedroom 1

- Door width 77cm x 2.4mtrs
- Carpet
- 1 king size metal framed bed and mattress
- Door to upper sun lounge 10cm threshold with 20cm step down.
- Duvets – all synthetic
- Pillows – synthetic
- Linen- duvet covers, sheets and sheets are cotton or polycotton.

Bedroom 2

- Door width 77 cm
- Carpet
- King size metal bed frame and mattress.
- Door to upper sun lounge 10cm threshold with 20cm step down.
- Duvets – all synthetic
- Pillows – synthetic
- Linen- duvet covers, sheets and sheets are cotton or polycotton

Bedroom 3

- Door width 77cm x 2.4mtrs
- Door to sun lounge with 15cm threshold with 23cm step down.
- King size metal bed frame with mattress.
- Wooden day bed with raised back and arms with mattress.
- Wooden bunk beds with mattresses and wooden angled ladder to top bunk.

Bedroom 4

- Door 77cm x 2.4mtrs
- Carpet
- King size metal bed frame with mattress

- Metal framed single day bed with mattress
- Duvets – all synthetic
- Pillows – synthetic
- Linen- duvet covers, sheets and sheets are cotton or polycotton

Ensuite

- Door width 70cm
- Shower with glass shower cubicle
- WC height 40cm
- basin 80cm
- Tiled floor

Bedroom 5

- Door 77cm x 2.4mtrs
- King size metal bed frame with mattress
- Carpet
- Duvets – all synthetic
- Pillows – synthetic
- Linen- duvet covers, sheets and sheets are cotton or polycotton
- Unsuitable for disabled use due to moveable space.

First floor bathrooms

Bathroom 1

- 2.1mtrs x 2.6mtrs
- WC height 40cm
- Basin height 80cm
- Large 'marine' bath with shower over and movable shower screen.
- Tiled floor

Bathroom 2

- 1.5mtrs x 2.12mtrs
- WC height 40cm
- Basin height 85cm (built in unit)
- Pea shaped bath with shower over and movable shower screen.
- Tiled floor

Bathroom 3

- 1.8mtrs x 2.44mtrs
- WC height 40cm
- Basin height 85cm
- bath with shower over and movable shower screen
- tiled floor

Grounds and Gardens

Large lawn area to the rear of the property of approximately ½ acre with trees and shrubs, fenced/walled and three ornamental ponds, the garden is not suitable to leave children unattended.

Patio area with tables chairs and sun loungers.

Additional Information

- Information and welcome pack located on the hall table with necessary safety certificates.
- Local tourist information in the porch.
- Smoke alarms, fire extinguishers, safety torches, fire blankets installed at the property.