



## Access Statement

Hill House is located on gently sloping ground that has been terraced at the front with a flight of three steps leading up from the drive to the front door. The drive is surfaced in gravel and it gives level access to the house on the western side. The gravel extends up to the front and side patio door and access to the rear door is via the paved rear terrace. The gravel is loose and does not provide an ideal surface for unaccompanied wheel chair users or unaccompanied persons with other mobility issues.

There are no special facilities for wheelchair users but with some help access to the ground floor and outside areas should not present a major problem to wheelchair users or other persons with mobility issues.

All of the rooms on the ground floor are on the same level and there is the normal step over into the downstairs shower cubicle. A twin bedroom is located on the ground floor with level access to the downstairs shower room & WC, kitchen and garden (via the patio door).

The front and back door ways have an opening width of 27.5 inches and the patio door has an opening of 17 inches. The front and rear doors and the side patio door all have the normal step over thresholds.

All of the other doorways on the first and second floor have opening width between 28 and 30 inches.

There is a conventional straight staircase leading to the first floor with a step up landing leading to the two double bedrooms and bathroom / WC on the right hand side and the bedroom with three single beds on the left hand side. There is level access to the bathroom / WC from the two double bedrooms. Access the bathroom from the bedroom containing the three single beds is via the small landing with one step down and one step up.

On the rear sun terrace there are two sets leading up to the rear garden but the drive gives level access to the rear garden from the western side.

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Hill House, Llanrhidian, Swansea, SA3 1ER.

<http://www.hillhouzellanrhidian.co.uk>