

BENCHWOOD HOUSE ACCESSIBILITY

UPPER BENCHWOOD THE THORNE

GUESTLING

HASTINGS

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APPROACH TO PROPERTY

The main entrance is off the A259 and is signed 'Upper Benchwood', with wooden fencing and a wooden double gate.

Enter through the 3m wide gates and drive downhill 89m along the gravelled drive, past the pond located on the right, and a parking area to the left at the bottom of the drive.

Turn right at the bottom of the drive through a 3.56m double gated entrance to Benchwood House.

ARRIVAL

Guests can unload directly in front of the property and parking is for two vehicles.

MAIN ENTRANCE

A 90cm wide ramped entrance with a 1.98m turning point, leads to a 20cm step rise, to the 1.10m wide main front door, which opens inward. The door has two locks with labelled keys. There are mains PIR lighting to the front and sides of the property and supplemental LED solar lights in the gardens.

GROUND FLOOR

The ground floor is tiled, with an open plan kitchen/diner, hallway and living room.

There are three rooms, which lead off from the main living area - a storage, utility, and a 2.22sqm cloakroom with WC and vanity unit, all with 82cm wide doors, which open outward.

There are two additional 1.15m wide French entrance doors, which open outward onto the patio, from the dining and living room areas.

There is an underfloor heating system on the ground floor. The heating is controlled by a battery powered remote control.

There are sockets above the kitchen countertop and others at low level. Some sockets are double switched with USB charging.

All mains wired appliances are controlled by countertop switches. All light switches and low level sockets are accessible in accordance with building control regulations. The main ceiling lamps are dimmable.

There are accessible ambient table lamps in the kitchen and living room areas and a wall lamp in the living room to the right side of the French door.

The kitchen cabinets are standard height, with the exception of one wall unit, which is 1.3m from the floor.

There are nonslip rugs in the dining and living room areas and nonslip mats at the main front and two French doors.

FIRST FLOOR

A 50cm wide spiral staircase is located to the right of the main front door, which is fitted within a 1.02m opening, and leads to the first floor hallway.

There are two bedrooms on either side of the hallway with 82cm wide FD30 fire doors with coded locks, which open inward, with a Jack and Jill bathroom.

The hallway is heated with a thermostatic radiator. The heating is controlled with a battery powered remote control or thermostatic valves.

BEDROOMS

There are nonslip rugs at either side of each bed in the bedrooms.

There are wall mounted bedside lamps, which can be lit from a light switch or pulled outward from the wall socket. There are wall lights on either side of each console table in the rooms.

All light switches and low level sockets are accessible in accordance with building control regulations.

The rooms are heated with thermostatic radiators. The heating is controlled with a battery powered remote control or thermostatic valves.

MASTER BATHROOM

There is a 10.6sqm Jack and Jill bathroom with WC, shower over whirlpool bath, and 78cm high trestle table with double vanity.

There are unlockable handles to enter the bathroom from inside the bedrooms and slide barrel bolts on each door inside the bathroom, for privacy when in use.

The bathroom is heated with wall mounted towel rails and the heating is controlled with thermostatic valves.

GROUNDS AND GARDEN

One main front door and two French doors lead onto a limestone paved patio for dining and lounging with a fire pit.

A paved ramp leads up to an open gravelled area. There is a 1.83m high timber tree platform to the north of the property, with 11 steps with a riser of 18cm by 90cm wide.

A summer cabin is located opposite the ramp entrance, with an entrance platform, which is 12cm high by 77cm wide.

An unchanged level leads to the east of the property with a paved patio for garden seating and a fire pit, and a 20cm high composite wooden deck for sun loungers, which sits on a barked surface.

A two seater swing is located behind the patio, with a 12cm step to a 53cm high by 160cm wide seat.

A 54m grassy south pathway leads to a two seater wooden arbour, with a 10cm step to a 50cm high by 1.18m wide seat.

PUBLIC TRANSPORT

The fastest rail route is Southeastern, departing from London Bridge, arriving at Hastings Town Centre Railway Station in approximately 1.30 hours.

There are buses at the train station and the number 100 bus leaves from Hastings, arriving at Guestling Thorn Stocks Farm, in approximately half an hour.

This stop is one minute away by vehicle from the property. We are willing to arrange pickup to Benchwood House.

OTHER INFORMATION

The property offers superfast broadband and good mobile reception from the EE Network.

The nearest supermarket is Aldi, 3 miles away in Ore Village. All other major supermarkets in Hastings, including Sainsbury's and Tesco, are approximately 5 miles away.

Essential and emergency contact numbers are provided at the property.