

# **ACCESS STATEMENT**

**BOS KEUN LOWEN**  
(99 SARAH'S VIEW. PADSTOW PL28 8LU)

The house, built into the hill and arranged as an 'upside down' property, can be accessed

-From the road -Sarah's View- through the front gate down three steps, intermediate landing, three steps, one smaller step, three steps along a small path through the front door (up 'step') into the dining area and through the kitchen door (up 'step') into the kitchen. Kitchen, dining area, living room and upstairs cloakroom are all on one level. The balcony is accessed via one 'step' down through the balcony doors off the dining area. The lower floor which contains the three bedrooms and the bathroom is accessed via a staircase which consists of thirteen steps. The rooms on the lower floor are all on one level. A door in the double bedroom leads directly into the lower garden.

-The upper outside area of the house consists mainly of a sloped garden. The lower, flat garden can be accessed from the top from both sides of the house: Left hand side thirteen steps down; right hand side via eighteen, different sized steps down.

-From the parking area in front of the garage step free access into the lower garden through garden gate. The house can also be entered from the lower garden area via a door through the double bedroom.