

## **Access Statement for The Lyndsay Guest House ~ Skegness**

### **Introduction**

A small family run Guest House, situated on a quiet tree lined Avenue, five minutes walk from the beach and town centre.

### **Pre-Arrival**

Tel: 01754 765565

Email: [info@lyndsayguesthouse.co.uk](mailto:info@lyndsayguesthouse.co.uk) or  
[lindagjones@btinternet.com](mailto:lindagjones@btinternet.com)

Website: [www.lyndsayguesthouse.co.uk](http://www.lyndsayguesthouse.co.uk)

Public Transport: can be found on either Roman bank or the main seafront both at the ends of Scarborough Avenue

Town Centre: can be found by turning left out of the Guest House, right at the roundabout and at the end of the road.

Mobility Shop: can be found on Roman Bank, right out of the Guest House, and then left and then 300yds on left.

Taxis: there are quite a few taxi firms in Skegness; we can book a taxi for you.

Ground Floor rooms: We have no ground floor rooms, so we are unsuitable for guests with major mobility problems

We can accommodate guests with visual and hearing impairment who are accompanied.

### **Arrival & Car Parking Facilities**

We have our own car park which is located off Roman Bank, it is accessed by the side of the Old Church via an unadopted road, (which can be quite bumpy), you will see the sign for the Lyndsay Guest House, there are two spaces, access to the Guest House is along a well lit side alley which will take you to the main entrance on the front. There is unrestricted parking at the front of the Guest House.

### **Main Entrance & Reception**

The Main entrance has one step up into a covered porch with seating, there is a step to enter the Guest hallway which is fully carpeted, there is seating in the hallway, ahead are the steps to the first floor to the right is a doorway into the Lounge/Dining Room, also in the hallway there is a public WC under the stairs, and a door into the kitchen.

Pens are available

There is a buzzer on the top of the piano, which can be pressed should you need any assistance, if we have to go out a note is put on the kitchen door and on top of the piano with a telephone number if you need to contact us.

You are given your own key to come and go as you please, all we ask is that noise is kept to a minimum for other guest's comfort.

### **Public Areas – Sitting room, Lounges, lobbies etc**

The lounge and dining room are fully carpeted. The lounge has a two seater, three seater settees, a window seat and two chairs; it also has a LCD television with DVD player. There are a selection of games. There are no steps.

There is a public WC under the stairs in the main hallway.

The Guest House is fully NON SMOKING.

### **Public WC**

There is a public WC under the stairs in the main hallway.

### **Restaurant/Dining Room, Bar**

All rooms have their own table in the Dining Room.

It is a help yourself to cereal, fruit juices, fruit etc and table service for the full breakfast, toast, tea and coffee.

Tables can be used out of breakfast and dinner.

The bar is open whenever we are in, until 11pm, drinks can be served at other times on request, a bell can be found on the bar.

### **Laundry**

There are many laundrettes in Skegness two within easy walking distance on Roman Bank, out of the Guest House turn right to end of road and go left, and Laundrette 350yds on left or go right and Laundrette 350yds on left.

### **Bedrooms & Sleeping Areas**

No alcohol is to be brought into the Guest House unless purchased from The Lyndsay Guest House.

No takeaways are to be eaten in the bedrooms; they can be eaten in the Dining Room.

All areas are NON SMOKING

If you require towels changing please leave in shower, we will change ourselves when necessary.

Beds are changed weekly for guests staying longer than a week, but will be changed more regularly if required, please ask if this is the case.

All beds are fully changed for every new Guest.

### **Bathroom, Shower Room & WC (Ensuite or Shared)**

Please do not put anything other than toilet paper down the toilet, a bin is provided in the bathroom.

There is toilet paper on the landing should you run out.

### **Additional Information**

A button can be found on the top of the piano to call us, or knock on the kitchen door. There is a bell on the bar in the Dining Room.

Fire Assembly point is the front garden/patio.

This is a fully non-smoking establishment, smoking is only permitted outside in the front garden where there is seating and an ashtray.

A fridge is available on request for medication.

## **Contact Information**

**The Lyndsay Guest House**  
Address: 13 Scarborough Avenue  
Skegness  
Lincolnshire  
PE25 2SZ

Telephone: 01754 765565

Email: [info@lyndsayguesthouse.co.uk](mailto:info@lyndsayguesthouse.co.uk) or  
[lindagjones@btinternet.com](mailto:lindagjones@btinternet.com)

Website: [www.lyndsayguesthouse.co.uk](http://www.lyndsayguesthouse.co.uk)

Mobile No: 07886514831

We welcome all Guest's feedback to help us continuously improve, if you have any comments please contact us via any of the ways above. Thank you.