

The Rufford  
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### Introduction

We are a small, family run Guest House in a quiet, residential area near to all the amenities and attractions Skegness has to offer. We have good disabled access on the ground floor incorporating three of our letting rooms. We can arrange mobility scooter and wheelchair hire for you, as well as storing and recharging your mobility scooters overnight.

### Pre-Arrival

We are located on Saxby Avenue. The shops and attractions are approximately a five to ten minute walk away as also is the seafront. The bus and train station is a ten to fifteen minute walk away. There is a hail and ride bus stop outside the guest house. We can order a taxi for customers if required and we are also willing to collect from stations. Our website is [www.rufford-skegness.co.uk](http://www.rufford-skegness.co.uk) which provides information and pictures of our accommodation.

### Arrival and Car Parking

We ask guests to advise us by telephone or in writing beforehand with their approximate time of arrival so we can be there to welcome you. We have parking for five cars on the front of the property and a large car park at the rear of the Guest House. The secure car park is accessed by a short walk around the corner. We can offer assistance with your luggage.

### Main Entrance

The entrance has a wooden ramp - ideal for wheelchair users. Please press the bell on arrival.

### Guest Accommodation - Public Areas

The reception area leads right into the lounge and left into the dining room and bar area. Straight down the passage are the three ground floor rooms and reception area. There is a downstairs toilet available anytime throughout the daytime. A fourteen step staircase, with handrails on both sides, leads to a further six rooms. There is another fourteen step, steeper staircase, again with handrails on both sides, leading to a further three rooms, which are our family rooms. The whole of the accommodation is centrally heated but temperatures can be individually adjusted in all the rooms. In the reception area there are a selection of information leaflets, books for both adults and children and board games

available.

### Lounge and Dining Room

The lounge is available to use at anytime with a colour television. It has a window seat, which is approx 2 foot high and a two seater and two three seater sofas.

Breakfast and Evening Meals are served in the dining room. We are licenced for the sale of alcohol. we can cater for special dietary needs.

### Bedrooms

All of our twelve letting rooms are fully en-suite. TV, tea and coffee making facilities and alarm clocks are provided in all of our rooms. A hairdryer is available upon request also an iron and ironing board. Our beds have duvets with mattress and pillow protectors. Each room has wardrobe space and adequate drawer space. We have a shower stool and a commode available upon request.

### Bedroom fourteen

This is a groundfloor room approximately 40 feet from the main entrance. This is a twin bedded room, a separate en suite with a bath and a shower over. There is a seat over the bath and grab rail. There is a hand basin and toilet.

### Bedroom Eight

This is a groundfloor room approximately 32 feet from the main entrance. This is a double bedded room with a hand basin in the room, a separate en suite with a step-in shower cubicle and toilet - there are three grab rails.

### Bedroom Nine

This is a groundfloor room approximately 20 feet from the main entrance. This is a twin bedded room, a separate ensuite with a step-in shower cubicle and toilet - there is a grab rail opposite the toilet.

### The following rooms are on the first floor

#### Bedroom One

This is a family room with a double and single bed, a separate en suite with a bath and shower over, a hand basin and toilet.

#### Bedroom Three

This is a twin bedded room, a separate en suite with a step-in shower cubicle, hand basin and toilet.

#### Bedroom Four

This is a double bedded room, a separate ensuite with a step-in shower cubicle, hand basin and toilet.

### Bedroom Five

This is a double bedded room, a separate en suite with a step-in shower cubicle, hand basin and toilet.

### Bedroom Six

This is a single bedded room, a separate ensuite with step-in shower cubicle, a vanity sink unit and toilet.

### Bedroom Seven

This is a double bedded room, a separate ensuite with a step-in shower cubicle, a hand basin and toilet.

### The following rooms are on the second floor

### Bedroom Ten

This is a family room with a double and two single beds, with ample space for a cot or a z-bed. There is a vanity sink unit in the room, a separate ensuite with a step-in shower cubicle and toilet.

### Bedroom Eleven

This is a family room with a double and single bed, there is a hand basin in the room, a separate ensuite with a step-in shower cubicle and toilet.

### Bedroom Twelve

This is a family room with a double and single bed, a

separate ensuite with a bath with shower over, hand basin and toilet.

### Outside Area

We have a couple of wooden benches to the front of the Guest house with facilities for smokers - this is our designated smoking area.

### Additional Information

There is a fire extinguisher in the reception area and also at the top of the stairs on the first floor. In the event of a fire a bell will ring. The building must be evacuated via the main entrance. Guests must then gather on the pavement on the opposite side of the road to the front of the property.

We are open Eight months of the year - including Christmas and the New Year.