

SEAWAYS - detailed description, conditions of letting and booking form (ddcl&b7)

SEAWAYS at a glance:

- Bedrooms - 4 (super-king double ensuite, king double, twin & a 2 bunk room)
- Sleeps - 8
- Changeover day - Friday (departures by 10.00/ arrivals after 15.00)
- Towels - for hire at £5/ person/ set
- Cot & High chair - available by arrangement

NO PETS/ NO SMOKING

To access all current details & documentation please browse <http://www.seaways.org.uk>

Features

- Downstairs super-king double (or twin) ensuite bedroom with superb level access.
- Sitting room with open gas coal effect fire & separate romantic dining room
- Fully enclosed rear garden and patio with barbecue and summer house.
- Ideal for 3 generation family groups &/ or guests requiring level entry and easy access.

Exclusive location with award winning beach, shops and pub all within 5 minutes easy walk.

SEAWAYS is situated in Seaway Avenue, Friar's Cliff, a very sought after area to the east of Christchurch Harbour and is a lovely detached house 400 metres level walk along a tree lined pavement to the beach.

The property is elegantly furnished and is the perfect holiday home for beach lovers, explorers of Thomas Hardy country, for the New Forest/ Isle of Wight area and for all who enjoy sport. Nature lovers can stroll to the beach, enjoy cliff top walks, National Trust properties with lovely gardens and an evening barbecue in the **SEAWAYS** fully enclosed private garden with seating and summer house, or simply stroll to a local pub.

SEAWAYS has **4 bedrooms**; one downstairs with a super king-sized (or twin) bed (s), ensuite toilet/ shower room and double doors opening straight on to the rear patio, excellent for guests with stairs difficulties. Upstairs there is one double, one twin and one bedroom with 2 bunks, plus a family bathroom with shower over bath and WC. Downstairs there is a well-equipped kitchen-breakfast room with hob/ double oven/ fridge/ freezer/ dishwasher/ washing machine/ tumble drier and micro-wave, and a lounge with TV/ DVD/ Freeview/ Hi-Fi with CD/ Cassette and MP3 player plus coal effect gas fire to chat around or snuggle up at. There is ample off road parking for 5 cars and/ or a boat trailer.

Bed linen and its laundry at the end of the let is included in the letting price. Utilities are included from April to September and from October to March inclusive a heating and utilities supplement of £85 per week is charged in addition to the published weekly letting charges.

Towels can be hired.

House towels (hand + bath) £5/ person/ week.

Beach towels £5/ person/ week.

Cot. A child's cot (travel type, internal size 1 metre long by .7 metres wide), high chair and baby changing mat are all available by request at no additional charge.

SEAWAYS is close to numerous attractions including:-

- Highcliffe Castle & Golf course - 500 metres
- Steamer Point & Avon Beach (a premium South Coast sandy beach) - 400 metres
- Mundeford Quay (fishing, pub & 5 minute ferry to Hengistbury Head)
- Christchurch (lovely walks, interesting shops, intriguing history & 11th century priory church)
- Buckler's Hard (18th Century village & ship building museum)
- Beaulieu (house, abbey, gardens & the National Motor Museum)

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- The New Forest Museum and Lyndhurst
 - Lymington (a beautiful yachting town with excellent shopping & an Isle of Wight ferry terminal)
 - Poulton's Park (children's adventure park with superb animals) & Alice in Wonderland Park
 - Marwell Zoo
 - The Ape Rescue Centre & Monkey World
 - Winchester & Salisbury Cathedrals
 - Stonehenge
 - Bournemouth (Opera House, symphony orchestra & Oceanarium)
 - Portsmouth Naval Dockyard (a complete day visit to include HMS Victory & Warrior)
 - Corfe Castle, Swanage and Lulworth Cove
 - Dorchester and Thomas Hardy country
-

A security deposit of £500/ booking for 2012 against non-fair wear & tear damages, must be paid prior to arrival and directly to the owner. Security deposits will be refunded post departure and inspection, subject to dilapidation.

SEAWAYS has a NO SMOKING, NO PETS policy.

The owner's judgement is final on all issues including dilapidation, tobacco and/ or pet soiling, and guests failing to respect the property and/ or it's surroundings in any way may be requested to leave immediately without compensation.

Booking

A booking is

- reserved by paying to **SEAWAYS** owners $\frac{1}{3}$ of the total stay cost
- secured by the $\frac{2}{3}$ balance being paid to the owners a minimum of 8 full weeks before the scheduled arrival date.

All booking, reserving and securing fees are non-refundable and while at SEAWAYS guests will be exposed to risks similar to those encountered in the home. SEAWAYS owners do not accept liability for any of these risks, financial or otherwise. All potential guests are advised to make suitable insurance arrangements to cover their risk.

All cheques:-

- should be made payable to B. R. Crawford,
- sent to:-

B. R. Crawford
Rosebank
54 Lymington Bottom Road,
MEDSTEAD
Alton
Hampshire
GU34 5EW.

- must be received with at least 5 clear "bank days" to allow clearance by payment deadlines.

As soon as payments have been cleared the booking will be reserved or secured in your name, confirmed to you by e-mail and SEAWAYS removed from the market for your chosen time.

All prices are quoted in UK Pounds Sterling, however the owners are happy to accept payment in any currency that can be converted to UK Pounds Sterling by their local HSBC bank, subject to all conversion charges and delays being accepted by the potential guests.

Booking Conditions

Bookings are made on the following conditions and only valid when secured by full timely payment and confirmed by **SEAWAYS** owners in writing. Bookings that are both secured and confirmed by the owners will always be honoured at the agreed booking price.

Agreement on booking and access to **SEAWAYS** is only made on the condition that the property is occupied by holidaymakers for a holiday, as mentioned in the Housing Act 1988. Tenancy granted is not an assured tenancy and no statutory periodic tenancy will arise when it ends.

Bookings cannot be accepted from persons under 18 years of age.

Group bookings from single sex parties are not allowed without the owner's written permission.

The owners may change prices and/ or facilities of the property at any time for whatever reason. Guests must accept that from time to time there will be discrepancies between various publications, web-sites and the actual property. If any particular facility is important to you then please check directly with the owner when booking.

The owner and/ or his representatives shall be allowed access to the property at any reasonable time during any occupancy.

In the event that the accommodation becomes unavailable as a result of "force majeure" (fire, flood, weather, or any cause beyond the owner's reasonable control) future guests will be refunded monies already paid. Such refunds may be net of costs beyond the owner's control i.e. from exchange rate fluctuations, bank charges etc. etc.

Guests shall maintain **SEAWAYS** and all effects in or on the property in the same state of repair as at the beginning of their holiday and shall leave the property in the state of cleanliness in which it was found.

Guest's right to occupy the property may be forfeited without compensation if:-

- a) More people than specified in the booking confirmation attempt to take up accommodation or overnight guests are entertained without the owner's written permission.
- b) Pets are allowed access to the property.
- c) Smoking takes place, tobacco pollution exists or there is evidence of smoking on the property.
- d) An activity is undertaken which may cause unreasonable damage, noise, disturbance or offence.

It is not necessary to have full occupancy of the property however the price agreed is for the property and its facilities irrespective of the actual number of occupants up to the maximum of 8 and the actual occupation period up to the period secured.

Arriving & Departing.

To properly service **SEAWAYS** between guests takes approximately 5 hours.

It is important that guests do not arrive before 15.00 on the first day of their booking and that departure is by 10.00 on the final day of their booking.

Later arrival and earlier departure can be arranged directly with the owner.

The owner will endeavour to contact all visiting group leaders personally 3 weeks before arrival to confirm all booking arrangements including special requests and arrival and departure times.

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Booking procedure.

Bookings can be made either via SEAWAYS contracted agents (normally subject to VAT) or directly with the owners.

Booking requests directly to the owners must be accompanied by a printed version of page 4 of this document which clearly identifies the required booking dates, names/ nationality and age of each occupant and whether under 18 years of age. Completed page 4 must be signed and dated by a "Group Leader" as accepting the conditions of this entire document for the complete group.

Dates required:- _____ Year:- _____

Price in UK Pounds Sterling (£)

Booking price (from <http://www.seaways.org.uk> -Availability page)

Optional extras required:-

- House towels (hand & bath) @ £5/ person/ week

- Beach towels @ £5/ person/ week

- Child's cot

no charge

- Child's high chair

no charge

TOTAL booking price

£ _____

	Names of Occupants	Nationality	Age (if under 18)
1			
2			
3			
4			
5			
6			
7			
8			

Group Leader's full name (in block capitals):-

Mr/ Mrs/ Miss/ Ms (delete as necessary) Surname _____ First name _____

Group Leader's contact details:-

Street address _____

Town/ City _____ County/ State _____

Postcode/ Zip _____ Country _____

Phone _____ mobile phone _____

E-mail address _____

I _____ (Group Leader's name in block capitals) accept and agree to be responsible for SEAWAYS and all guests during the above rental period, I accept all terms and conditions stated in this document and will ensure all visitors to the property are both made aware of and comply with all policies, statements and risk assessments as posted on the SEAWAYS web-site and duplicated in the SEAWAYS "House Book" located in the property..

Signed (Group Leader):- _____ Date of signing:- _____