



## R E T R E A T S

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### Access Statement for "2 The Beach"

Westcliff, Porthtowan, TR4 8AE, CORNWALL

#### Introduction

2 The Beach is a beautifully decorated 1 bedroom apartment perched atop a cliff overlooking the sandy Porthtowan beach. Access to the apartment is via stairs. There are 63 steps leading down from the car park to the apartment entrance. The beach can be accessed via a private stairway.

The nearest shops and the pub are about five minutes' walk down a steep hill.

For bookings please contact Beach Retreats on 01637 861 005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

#### Pre-arrival Information

The nearest train station is Redruth, 4.6 miles (10 min drive) from Porthtowan; Truro is 9.2 miles away (20 min drive).

Local bus route 304 runs regular services between Porthtowan and Truro (except Sundays). For bus times and fares please visit <http://www.hopleyscoaches.com/#!/c1giw>.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 24.6 miles (35 min drive) north from Porthtowan

Local taxi companies: Jim's Cabs, tel 01209 314800 and St Agnes Taxis, tel 01872 553795. Accessible taxis are available on request from A2B Taxi, tel 01872 272989.

The nearest mobility shop, Cornwall Mobility, can be found in the North Building of Royal Cornwall Hospital in Truro, TR1 3LQ. Tel 01872 254920. They also provide equipment hire.

## Arrival, Parking and Key Collection

From the A30 heading south, exit the Chiverton Cross Roundabout at the 4th exit (B3277). At the next roundabout take the 3rd exit (B3277) and follow the road for approximately 1.6 miles until you come to a junction. Turn left onto Coast Road, signposted Porthtowan. Drive into the Bay and take the first right hand turn onto Beach Road, following signs to the Beach. Follow the road that forks off slightly to the left. Turn left again at the mini roundabout and follow the road up hill. You can see the Beach Apartments on the right hand side.

Apartment 2 has allocated parking for one car. The car parking has a level paved surface and is well lit. There are no visitor parking spaces available at the property. The nearest pay and display car park is 500 metres away on the far side of the beach.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

Entrance to the apartment is via stairs from the car park. There is no lift available.

The apartment is on the lower ground floor level; there are 63 steps down from the car park to the apartment, each 18cm/7" high. Apartment 2 is the first left at the bottom of the stairs.

The entry door to the property is 82cm/32.2" wide and opens into a hallway.

## Hallway

The hallway has wooden flooring with a built in bristle mat. The room is well lit by spotlights.

Doors lead to the bedroom, the family bathroom and the sitting area.

## Sitting Room and the Kitchen

The open plan sitting/kitchen area is located on the right opposite the entrance. The door opening is 78cm/30.7" wide.

The sitting area has a 4-seater sofa, an armchair and a TV cabinet. There are wide spaces around the furniture, all of which can be moved.

The room has wooden flooring with a low pile rug. The furnishing and floors have good colour contrast; the room is well lit by spotlights and table lamps.

108cm/3'6" wide sliding doors open to the balcony. The doorway has a 6cm/2.3" tall step.

The kitchen area is small and has a kitchen island on one side and a work surface with a hob and the sink on the other side. The width of the kitchen is 98cm/3'2".

The kitchen island has a 97cm/38" high breakfast bar with 90cm/35.4" clear space underneath and 2 stools.

Contemporary fitted units include oven, induction hob, microwave oven, fridge, freezer and a dishwasher.

The oven is 72cm/28.3" high with a drop down door. The microwave is located on the worktop at the height of 92cm/36.2".

The height of the worktops, hob and basin is 92cm/36.2". The basin has a single lever mixer tap. Crockery & glasses are located in the wall units at the height of 139cm/4'6" but can be moved down into lower level cupboards upon request.

The fridge and the freezer are both located on the floor level.

The kitchen has wooden flooring and is well lit by spotlights.

## Bedroom

The bedroom is at the end of the hallway. The door opening is 77cm/30.3" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring.

The bed is a 150cm/5ft king size with the height of 49cm/19.3" from the floor to the top of the mattress. There is no clear space under the bed. The widest space around the bed is 170cm/5'6".

The fittings include 2 bedside cabinets and a wardrobe with a clothes rail at the height of 175cm/5'8". Furniture can be moved.

The bedroom is well lit by spotlights and 2 bedside lights.

A 76cm/30" wide door opens to the balcony.

## Bathroom

The bathroom is located on the left from the entrance. The door is 77cm/30.3" wide and step free.

The bathroom fittings include a toilet and a bath with an overhead shower.

The bath is 57cm/22.4" high and 56cm/22" wide. The shower controls are at the height of 60cm/23.6" from the bottom of the bath.

The toilet seat is 38cm/15" high. The wash basin has a single lever mixer tap and is at the height of 83cm/32.6".

The bathroom has a tiled floor and is decorated in neutral colours and well lit by spotlights.

## Utility Room & Storage

The utility cupboard with the washer/dryer is located between the bathroom and the bedroom. The washer/dryer is front loading and located on the floor level.

Apartment 2 has a lockable storage cage in the communal surf store on the lower ground floor, opposite the stairs.

## Outside Area

The apartment has a balcony that can be accessed through a 98cm/38.5" wide door in the living area and a 76cm/30" wide door in the bedroom. Both doors have a 6cm/2.3" step.

The balcony measures 130cm x 3m/5'6" x 9'10" and has a table and 2 chairs.

## Additional Information

The property is non-smoking. The apartment has underfloor heating.

Non-allergenic bedding can be provided on request.

Light switches are at the height of 115cm/3'9".

The property is pet friendly.

The nearest hospital with minor injuries unit is located in Barncoose Terrace in Redruth, TR15 3ER. Telephone 01209 318000, opening hours 08:00 – 22:00 daily.

The nearest A&E with 24hr service is located at Royal Cornwall Hospital (Treliske) in Truro, TR1 3LJ, telephone 01872 253 111.