

BEACH RETREATS

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 - "No 1 The Beach"

Address - "Westcliff, Porthtowan, TR4 8AE"

Introduction

No 1 The Beach is a 2-bedroom, 2-bathroom property that sleeps up to 4 people. It has parking, accepts pets, a sea view and only 10 meters away from Porthtowan Beach.

For bookings please contact Beach Retreats on 01637 861005 or visit www.beachretreats.co.uk

Pre-arrival Information

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.

Nearest Airport – Cornwall Airport Newquay is located 22.8 miles (41 min drive) from Porthtowan.

Nearest train station is in Redruth and is located 4.4 miles (13 min drive) from the property.~

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

Arrival & Parking

- There is an allocated in the car park above the development. From the car park, head down the steps towards the apartment block and follow the signs to No. 1 The Beach.
- There are 63 steps each sitting at 16.5cm high accompanied with a 118cm handrail going from the top to the bottom of the steps.

Entrance to Property

- The front door is 88cm wide.
- The hallway is 98cm wide.
- The coat hooks reach 180cm.
- Internal door widths are 77cm.

Utility cupboard contents – washer/dryer, iron & ironing board, Hoover, mop & bucket, clothes airer, dustpan & brush.

Family Bathroom

- Family bathroom with shower over the bath, WC, basin, and heated towel rail.
- The toilet is 42cm and the sink is 84cm tall.
- The bath is 54cm in height and 56cm in width.
- The dials sit 60cm from the floor of the bath.

Master Bedroom

- Master bedroom with a 5ft king size bed, wall-mounted television and two floor-to-ceiling windows with uninterrupted sea views.
- Ensuite shower room with double shower enclosure with 'rainfall' style shower, WC, basin, and heated towel rail.
- The bed is 74cm from the floor with the bedside tables reaching 67cm each.
- The wardrobe rail reaches 178cm with a chest of drawers reaching 111cm tall.
- The space that surrounds the bed is 78cm to the window, 85cm from the bottom of the bed to the TV wall and 30cm from the bed to the chest of drawers.
- The toilet is 42cm along with the sink reaching 84cm tall.
- The shower entrance is 58cm wide and the shower width is 74cm.

- The shower dials reach 115cm from the floor.

Twin Room

- Twin bedroom with two full size single beds, wall-mounted television and two floor-to-ceiling windows with fantastic views across the beach.
- Both beds reach 64cm in height.
- The space surrounding the bed is 58cm to the door, 57cm to the chest of drawers, 65cm from the bottom of the bed to the wall and 34cm to the window.
- The chest of drawers reaches 83cm tall.

Kitchen

- Dining area with table and 6 chairs.
- Kitchen area with ceramic hob, oven, extractor, microwave, dishwasher, Nespresso machine, wine fridge, standard fridge, freezer, and breakfast bar with 4 stools. Nespresso machine.
- The counter tops sit 92cm from the floor and the top shelf in the cupboards above reach an additional 94cm.
- There is a slim breakfast island that sits 95cm from the floor and has 2 stools at 76cm tall.
- The microwave dials reach 20cm from the countertop.
- The dining table is 75cm from the floor along with 4 chairs that reach 46cm tall.

Living area

- Spacious open plan living/dining/kitchen.
- Living area with large television, patio doors opening onto the balcony, with access to the communal steps down to the beach and coast path.
- The 2-seater sofa is 38cm tall and the 1-seater cuddle chair sits at 42cm from the floor.
- The coffee table is 34cm from the floor.
- The balcony patio door threshold has a height of 5cm internally and 12cm externally.