



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 "1 Porth Sands"

Beach Road, Porth, TR7 3NE, CORNWALL

Introduction

1 Porth Sands is a contemporary two bedroomed first floor apartment, just a stone's throw from Porth Beach. The nearest café's and the pub are about ten minutes' walk away from the property.

For bookings please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

The nearest train station is Newquay 1.8 miles (5 min drive) south from Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 4.2 miles (10 min drive) north from Porth. Local bus route 556 runs regular services between Newquay, Watergate Bay, Newquay Airport and Padstow. (For bus times and fares please visit http://www.firstgroup.com/ukbus/devon_cornwall/journey_planning/).

Taxis are available at Newquay train station or can be ordered at the airport on arrival. For pre-booking a taxi we recommend Trenance Cars, tel 01637 262626. Accessible taxis are available on request from A2B taxi, tel 01872 272989.

The nearest mobility shop, Independent Living, can be found in Newquay, address 3 St George's Road, Newquay TR7 1RE. Tel 01637 498015. They also provide equipment hire.

Arrival, Parking and Key Collection

From the A30 heading south, exit onto the A392 towards Newquay at Highgate Hill. Continue to follow signs for Newquay as far as the roundabout at Quintrell Downs. Here take the third exit (the A3058 signposted Porth) and continue into Newquay along Henvy Road until you reach the mini-roundabout. Turn right towards Watergate Bay and Porth (B3276).

Drive along this road (Alexander Road) for approx 250 yards then turn left into Porth Beach Road. Follow this road for about 75 yards and turn into the driveway on the right-hand side.

Porth Sands is located along this driveway (the first of three buildings) on the right opposite the beach. Parking for one car is available in the car park on the left immediately in front of the building.

The car parking area has a level, paved surface and is well lit. To access the property, you must first visit the surf store. Access to the surf store is level, paved and well lit, with a door width of 80cm. The key safe is at a height of 105cm.

Entrance to Property

Entrance to the property is via a lift or 15 stairs, featuring a handrail, and the apartment is on the first-floor level. The width of the lift doorway is 90cm, the buttons are at a height of 100cm, and the maximum weight it can take is 200kg.

The front door to the property is 82cm wide and there are no steps or lips from the outside corridor.

Hallway

The hallway has level wooden flooring with doors leading to the bedrooms, the family bathroom, and the sitting area.

Sitting/Dining Area and the Kitchen

The open plan sitting/dining area is on the left along the entrance hall and the entire area is well lit by spotlights. The door opening is 70cm wide. There is a two-seater sofa with a sitting height of 40cm, two armchairs at a sitting height of 45cm, and 2 wicker chairs at a sitting height of 42cm. These are all brightly coloured.

The dining table stands at a height of 40cm and seats 4. There is little space to navigate around the furniture, however all furniture can be moved. The light switches are at a height of 115cm.

The open plan kitchen is located within the dining/sitting area and again has level access and ample spotlights. The kitchen has contemporary fitted units including oven, induction hob, microwave oven, fridge, and freezer.

The worktops are at a height of 90cm and the microwave is on the worktop. The oven and washing machine are integrated within the units. The highest shelf in the fridge freezer stands at 170cm and the highest shelf within the kitchen units is 200cm. The glassware etc. at this level could be moved to worktop level upon request. The sink has a mixer tap.

Bedrooms

Bedroom 1 is on the far right along the hallway. The door opening is 70cm wide and the bedroom is decorated in neutral colours. The fittings include two bedside tables with lamps, at a height of 54cm. The bedroom receives further lighting from the windows and spotlights.

The double bed is 65cm high from the floor and the gap between the bed and the wardrobe is 110cm. The tallest rail within the triple wardrobe stands at a height of 200cm. The gap between the bed and the French doors is 100cm wide and the doorway width for the outside patio is 68cm. There are three steps down to the patio.

En-suite bathroom

The en-suite bathroom doorway has a width of 70cm and leads to a shower, sink, and toilet. There is a tiled, neutral floor and the area is well-lit by spotlights.

The walk-in shower has a 10cm lip and an opening of 35cm and the shower controls are at the height of 110cm. The toilet seat is 40cm high and the sink/wash basin is at a height of 85cm with a mixer tap.

Bedroom 2

Bedroom 2 is the first door on the right along the hallway. The door opening is 70cm wide and the bedroom is decorated in neutral colours. The fittings include one bedside table, with lamp, at a height of 63cm. The bedroom receives further lighting from the windows and spotlights.

There are two twin beds that stand at a height of 55cm and a twin wardrobe 80cm to the right. The tallest rail within the double wardrobe stands at a height of 200cm. The gap between the bed and the French doors is 50cm wide and the doorway width for the outside patio is 68cm. There are 3 steps down to the patio.

Bathroom

The family bathroom is located between bedroom 1 and the sitting/dining area. It has a doorway width of 70cm and leads to a bath, sink, and toilet. There is a tiled, neutral floor and the area is well-lit by spotlights.

The bath is 60cm high, 56cm wide, and 160cm long. The toilet seat is 40cm high and the sink/wash basin is at a height of 85cm with a mixer tap.

Utility Room & Storage

The utility cupboard is located opposite bedroom 1 on the left-hand side from the entrance. There is an ironing board attached to the door, at a height of 140cm.

Apartment 1 has a lockable storage cage in the communal surf store by the entrance.

Outside Area

The apartment has rear access to shared outdoor space with a patio area, grassed area, and a washing line. There are 9 steps up to the grassed area and washing line with a handrail.

There is also a balcony area that can be accessed via the French doors in the living area. The doorway is 68cm wide and there is a 3cm high ridge on the way out.