



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 "9 The Beach House"

9 The Beach House, Porth Beach Road, TR7 3DR, CORNWALL

### Introduction

9 The Beach House is a beautifully decorated 2-bedroom apartment overlooking the beach in Porth. The beach is just across the road and the nearest public house and shop are about five minutes' walk up the 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 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/](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 Airport follow signs towards Newquay (B3276). When you reach Porth and cross the bridge with the beach on your right, take a turn right after 500 yards into Porth Beach Road. Follow this road for about 75 yards and turn into the driveway on the right-hand side. The Beach House is located halfway along this driveway (the second of three buildings) right opposite the beach.

From Newquay, drive along Henvy Road until the double roundabout and take a left turn towards Watergate Bay and Porth (B3276). Drive along this road (Alexandra 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.

Apartment 9 has allocated parking for one car in front of the The Beach House building. The car parking surface is slightly sloped with tarmac and block pavement running towards the back of the building where the entrance is located. The parking area and the entrance are lit by motion sensor lights.

There is 1 visitors bay serving the whole building, it is allocated on first come first served basis. The closest pay & display car park is on the beach just outside the Beach House; further parking is available 400m uphill along the road (a holiday park car park across the bridge and to the right).

The beach can be accessed by walking along the driveway or taking the stairs down from the car park (13 steps, 15cm/6" tall).

Key collection details will be provided with your booking confirmation.

## Entrance to Property

A level paved pathway leads from the car park to the main entrance. The building entrance door is 100cm wide with no threshold.

The entry hall has a built-in low pile mat and tiled flooring. It is well lit by windows and motion sensor lights.

Apartment 9 is located on the second floor which can be accessed via stairs or a lift. There are 32 carpeted stairs, each 19cm high with a handrail.

There is an 85cm wide fire door at the top of the stairs leading to the corridor where the apartment is located.

The lift is situated left from the entrance and has door opening of 79cm. The lift measures 110 x 135cm and has a maximum capacity of 8 people (630kg). The lift controls are 107cm high from the floor.

Number 9 is the apartment opposite the lift, to the right of the stairs.

## Hallway

The entrance door to the apartment is 91cm wide, step free and opens into a 103cm wide hallway.

The hallway has level laminate wood flooring and is well lit by spotlights.

Doors lead to the bedrooms, the family bathroom and the sitting/dining/kitchen area.

There is a small side table at the end of the hallway measuring 81cm high.

## Sitting Room and Dining Area

The open plan sitting and dining room can be found at the end of the hallway. The door opening is 71cm wide.

The sitting area has a 3-seater sofa with a sitting height of 44cm, a nest of small tables at 61cm high and a TV unit at 48cm high. There are spaces around the furniture, all of which can be moved.

The dining area has a round table 77cm high with a 75cm high clear space underneath and 4 chairs, all 49cm high without armrests.

The sitting/dining area has laminate wood flooring, seaside décor and the room is well lit by the large balcony door (194cm wide), wall mounted lights and spotlights.

## Kitchen

The kitchen is located just off the dining area and has level access.

The contemporary fitted units include an oven, ceramic hob, microwave oven, fridge freezer, dishwasher and washer/dryer.

The oven is 73cm high with a drop-down door. The microwave is located on the worktop at the height of 90cm high.

The work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 102cm space in between. The height of the worktops and the hob is 90cm high. The basin is at this level and has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 142cm but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 104cm, the highest shelf at 178cm. The freezer compartment is at the floor level.

The kitchen has laminate, wooden floors and is well lit by spotlights.

## BEDROOM 1

Bedroom 1 is located on the left at the end of the hallway. The door opening is 91cm wide.

The bedroom has laminate, wooden floors, decorated in neutral colours and well-lit by a pendant ceiling light and bedside lamps. This room also receives lots of natural light from the Juliet balcony doors at the front of the room.

The bed is a 135cm double bed, 72cm high from the floor to the top of the mattress, there is no space underneath the bed.

The widest space around the bed is 209cm.

The fittings include 2 bedside tables both 65cm high, a chest of drawers with 6 drawers at 89cm from the floor, a wicker chair without arm rests with a sitting height of 44cm and a double wardrobe with a clothes rail at the height of 103cm. All furniture can be moved.

There is a sea facing Juliet balcony that is 114cm wide with a 58cm door opening.

There's level access from the bedroom to an en-suite bathroom through an 80cm wide door.

## EN-SUITE BATHROOM

The en-suite bathroom has a walk-in corner shower, basin and toilet.

The shower has a 54cm opening with a 20cm tall step and has an acrylic base. The shower enclosure measures 80 x 80cm. The controls are at the height of 108cm.

The toilet is 41cm from the floor. The basin is 85cm tall and has a single lever mixer tap.

The en-suite bathroom has tiled walls and floors and is well-lit by spotlights.

## BEDROOM 2

Bedroom 2 is the first door on the left. The door opening is 91cm wide.

The bedroom has laminate wooden floors and is decorated blue. Its well-lit by a pendant ceiling light and bedside lamp.

There are two single beds either side of the room, both 55cm high with a 28cm gap underneath. The space between the beds is 104cm wide and both beds are against the walls. A 61cm bedside table with lamp is in between the beds below the window.

The furniture consists of a 5-drawer unit at 51cm wide and 102cm high and a wardrobe, 95cm wide with a clothes rail inside at the height of 140cm. There is also a single drawer at the bottom.

## Bathroom

The family bathroom is located on the right from the entrance hallway. The door is 71cm wide and step free.

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

The bath (no handles) is 54cm high and 57cm wide. The shower controls are at the height of 104cm from the bottom of the bath.

The toilet is 41cm high. The wash basin has a single lever mixer tap and is at the height of 85cm.

The bathroom has tiled floors and walls and is well-lit by spotlights.

## Utility Room & Storage

There's a small storage cupboard located in the hallway.

No outdoor storage is available.

## Outside Area/Patio

The apartment has a balcony that can be accessed through a 194cm folding door in the living area. The balcony measures 3m x 1.2m and has a small round table 73cm in height with a 70cm gap underneath with 4 chairs all with a sitting height of 42cm.

There is a 6cm ridge from the living room to the balcony.

## Additional Information

The property is non-smoking. The apartment is centrally heated.

Non-allergenic bedding can be provided on request.

The property is pet friendly.

The nearest hospital with minor injuries unit is located in St Thomas Road in Newquay, TR7 1RQ. Telephone 01637 834 800, 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.