

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 2 The Beach”

Address - “Westcliff, Porthtowan, TR4 8AE”

Introduction

No 2 The Beach is a 1 bedroom, 1 bathroom property that sleeps up to 2 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. 2 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 110cm wide.
- The coat hooks reach 180cm.
- Internal door widths 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 57cm in height and 56cm in width.
- The dials sit 64cm from the floor of the bath.

Master Bedroom

- Bedroom with double bed, TV, two floor-to-ceiling windows with uninterrupted sea views and door opening onto the balcony.
- The bed is 53cm from the floor with the bedside tables reaching 70cm each.
- The wardrobe rail reaches 180cm with a floating shelf with mirror reaching 80cm from the floor.
- The space that surrounds the bed is 70cm to the window, 45cm from the bottom of the bed to the wall and 60cm from the bed to the floating shelf.

Kitchen

- Dining space with round dining table and two chairs.
- Kitchen area with ceramic hob, oven, extractor, microwave, dishwasher, wine fridge, standard fridge, freezer, and breakfast bar with two stools.
- 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 76cm from the floor along with 2 chairs that reach 47cm tall.

Living area

- Living area with sofa, armchair, coffee table, side tables, 48-inch television, a door opening onto the balcony, with access to steps down to the beach.
- The sofa is 44cm tall and the single chair sits at 36cm from the floor.
- The coffee table is 22cm from the floor.
- The balcony patio door threshold has a height of 5cm internally and 12cm externally.