

# 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 – 2 The Strand**

**Address –** Newquay, Porth, TR73FS

### **Introduction**

2 The Strand is a beautiful townhouse across four floors, positioned just a short walk from the sandy shores of Porth Beach. The property consists of 4 bedrooms and 3 bathrooms.

For bookings, please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

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 to the junction with the B3276, here turning right towards Watergate Bay and Porth. The Strand is located 335 metres down the road on the right hand side. You can park on the driveway but please note that the driveway is steep so please approach with care.

Nearest Airport – Cornwall Airport Newquay is located 4.3 miles (10 min drive) from the property.

Nearest train station is in Newquay and is located 1.3 miles (6 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>

The nearest mobility shop, Independent Living, can be found in Newquay,

<https://independentlivingnewquay.com/> Tel: 01637 498015

### **Arrival & Parking**

- There is parking for two vehicles, one on drive and one in the garage. The drive is very steep.

### **Entrance to Property**

- There are 10 steps up from the parking space to the front door of the property.
- The width of the front door is 80cm.
- There is a lip to front door, the height is 7cm.
- Upon entering the property, the hallway width is 80cm.
- The hallway table is 73cm high.
- Internal door widths are 76cm.
- The hallway width from wall to wall is 94cm.
- The handrail height for all stairs is at 97cm.
- There are 14 steps up from the ground floor to the first floor.
- There are 14 steps down to the lower ground floor from the ground floor.
- There are 14 steps up to the second floor.

### **Bedroom 3**

Ground floor double bedroom with bedside tables, wall length mirror and lamps.

- This is the first bedroom you come to following on from the entrance hallway.
- The height of the bed is 58cm and is a standard double.
- The gap between the bed and the radiator wall is 46cm.
- The height of the two freestanding bedside tables is 53cm.
- The distance from the bed to the wall is 70cm.
- The distance from the foot of bed to the wall is 74cm.
- The distance from the floor to wardrobe rail is 197cm.

### **Family bathroom**

Luxury family bathroom on the ground floor with free standing bath, heated towel rail, wash basin and WC.

- The height of the sink is 86cm and the height of the toilet is 45cm.
- The height of the bath is 60cm and the width is 74cm.
- The distance from the door to the bath is 93cm.

#### **Bedroom 4**

Ground floor super king zip and link bedroom (can be made into two singles), bedside tables, lamps, and double wardrobe. Access to private patio with outside seating.

- The height of the bed is 60cm. These can be a Super King or into twins.
- The height of the bedside tables is 70cm.
- The distance from the bed to the wall is 73cm.
- The distance from the foot of the bed to the door is 55cm.
- In the wardrobe the height of the rail is 170cm.
- The distance from the bed to the patio door is 78cm.

#### **Utility room** (This is on the lower ground floor)

- In the utility room, the height of the countertop is 93cm.
- The top cupboard above the counter is 107cm from the countertop.
- The height of the washing machine dials is 80cm.

#### **Living space**

Living room with a four-seater and three-seater sofa, oversized foot stool, television unit with 55-inch 4k flat screen TV with Freeview and Blue Ray DVD player.

- There are two sofas, and the height of the blue one is 44cm.
- The height of the grey sofa is 43cm.
- The height of the blue foot stool is 40cm.
- The height of the two chairs is 42cm.
- The step out to the balcony is 19cm internal height.

#### **Dining area**

Dining area with large wooden table and eight chairs.

- The height of the dining table is 76cm.
- There are 5 chairs around the dining table and the height of these are 50cm.

## **Kitchen**

Fully equipped kitchen with Neff electric hob, oven, grill, microwave, dishwasher, fridge-freezer, kitchen island, breakfast bar and stools.

- The height of the countertop is 90cm.
- There are 3 x bar stools the height is 64cm.
- There are cupboards above the counter tops are at 95cm from the countertop.
- The height of the microwave dials is 168cm.
- In the long cupboard, the height of the top shelf is 186cm.

## **Master Bedroom**

Master bedroom on the second floor with super king size bed, bedside tables, wardrobe, chest of drawers, 32 inch flat screen TV, Freeview, two comfortable chairs, balcony with sea views and outside seating.

- The height of the bed is 50cm.
- Chest of drawer height is 78cm.
- The height of both bedside tables is at 54cm.
- The distance from the bed to the balcony is 92cm.
- The height of the chairs is 46cm and the height of the desk is 79cm.
- In the wardrobe, the height of the bottom rail is 110cm and the height of the highest rail is 223cm.

## **Ensuite Bathroom**

Master en-suite shower room with large walk in rainfall shower, heated towel rail, wash basin and WC.

- The height of the sink is 88cm and the height of the toilet is 42cm.
- The gap into the shower is 52cm and the dials are at 108cm.

## **Bedroom 2**

Second bedroom on the second floor with super king zip and link bedroom (can be made into two singles), with garden view, wardrobe, chest of drawers, bedside tables, and lamps.

- The height of the bed is 63cm.
- The height of both bedside tables is 57cm.
- The height of the clothes rail is 179cm.

- The height of the chest of drawers is 135cm.
- The distance from the bed to the drawers is 40cm.
- The distance from the bed to the ensuite door is 84cm.
- The distance from the bed to the window wall is 60cm.

### **Ensuite**

Second en-suite shower room with large walk-in rainfall shower, heated towel rail, wash basin and WC.

- The height of the toilet is 42cm.
- The height of the sink is 89cm.
- The gap into the shower is 52cm and the dials are at 108cm.