

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 3 The Beach"

Address - "Westcliff, Porthtowan TR4 8AE"

Introduction

No 3 The Beach is situated in Porthtowan. It consists of 1 bedroom, 1 bathroom and balcony with sea view. The apartment is located below the main car park in the development.

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 Porthtowan.

Nearest bus station is on Beach Road Porthtowan a 5 min walk 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 St. Agnes,

<https://www.hireamobilityscooter.co.uk/> Tel: 01872 491408

Arrival & Parking

- There is an allocated parking space marked '3' in the main car park of the development.
- Follow the signage down the stairs to the right of the car park to gain access to the property.
- 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

- You will walk down the steps and follow the signs for No 3 to locate the property.
- There's a key safe located in the surf store which is directly in the middle of block and opposite the staircase on your way to the apartment. The key safe for No 3 is the third one in on the second row from the left-hand side.

Front door and hallway

- The door into the property itself is 81cm wide.
- Once through the door, the hallway opens to 110cm wide.
- There is a utility cupboard on your right that includes the washer/dryer.
- Internal door widths are 77cm.

Bathroom

- Bathroom with shower over the bath, WC, basin and heated towel rail.
- The bathroom door handle reaches 100cm high.
- The bathroom door is 81cm wide.

- Once in the bathroom, from the door to the bath there is 155cm's of space.
- The bath is 56cm high and 58cm in width.
- The toilet stands at 41cm tall and the sink being 84cm tall.
- The dials for using the shower sit at 64cm tall with a non-fixed shower head.

Lounge/Kitchen area

- Living area with double sofa-bed, wall-hung widescreen television with Freeview package and patio doors opening onto the balcony.
- Dining area with table and four chairs.
- The door to enter the kitchen/lounge area is 79cm wide. This consists of an open plan living/dining/lounging area.
- There is a dining table which stands at 75cm tall, with dining chairs standing at 46cm tall.
- The highest shelf in the top cupboards reach 88cm tall with the bottom lowest shelf at 46cm.
- The oven reaches 77cm from floor to handle/dials.
- The kitchen countertop is 92cm tall with the breakfast bar sitting at 96cm tall and x 2 adjustable stools.
- This property has an under-counter fridge and freezer with both bottom shelves sitting at 42cm from the floor.
- Adjacent to the kitchen you'll find the lounge area which consists of sofa, additional chair which can be moved to create more space and a tv on the wall.
- The sofa is 44cm from the floor and the additional chair is 42cm from the floor to the base.
- From the lounge area, you can access the balcony by using the sliding patio door. You can also access the balcony from the bedroom.
- There's a small step out on to the balcony which stands at 10cm tall. Plenty of space on the balcony itself.

Master bedroom

- Bedroom with king size bed, wardrobe, two floor-to-ceiling windows with sea views and patio door opening onto the balcony.
- Master bedroom has a king size bed with the top of the mattress reaching 52cm tall.
- There is a freestanding wardrobe with the handles sitting at 123cm.
- There are two bedside tables one fixed to the bed at 32cm from the floor and the other free standing to the left of the bed at 51cm tall.
- There is a 46cm gap from foot of bed to wall, and a 57cm gap from the bed to window wall.