

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 – 8 Ebb Tide

Address – Lewarne Road, Porth, TR7 3FU

Introduction

8 Ebb Tide is a two bedroomed apartment with views across Porth beach and the headland.

For bookings, please contact Beach Retreats on 01637 861005 or visit www.beachretreats.co.uk

Pre-arrival Information

Nearest Airport – Cornwall Airport Newquay is located 7.2miles (16min drive) from the property.

Nearest train station is in Newquay and is located 1.5 miles (6min 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

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.

This is Porth Way drop down the hill round the corner and once the road levels out this becomes Alexandra Road, take the right turn into Lewarne Road, turn right again into Porth Parade and half -way up the road turn right again where you will see 5MPH sign. You will find parking on the corner space on the right at the rear of the property. You will see a pathway leading to the rear of the properties where you will find number 8.

Entrance to Property

From the car park to the first floor and the property entrance there is 17 steps. The key safe box is next to the bin stores on the lower ground floor, there are a further 17 steps to access this.

- The front door width is 93cm and opens into the hallway which is 106cm wide.
- Located in the hallway is the utility cupboard where the washer/dryer can be found.
- The internal doors are 93cm wide.

Master Bedroom

Master bedroom with king size beds, sea views, built in wardrobe, two bedside tables, 32-inch TV, DAB radio, sliding doors onto balcony and ensuite.

- The bed height sits at 51cm.
- The two free standing bedside tables are 50cm each.
- The wardrobe rails sit at 187cm.
- The distance between the wardrobe to the bed is 76cm.
- The gap between the foot of the bed to the wall is 65cm.
- There is a distance between the bed to the patio doors of 100cm gap.

Ensuite

Ensuite includes walk in, rainfall shower, heated towel rail, WC, and basin.

- The toilet height is 41cm.
- Sink height is 85cm.
- The shower entrance width is 76cm.
- The shower dials sit at 102cm.
- There is a 3cm step into the shower cubicle.

Family bathroom

Family bathroom with bath and rainfall shower overhead, heated towel rail, WC and basin.

- The toilet height is 40cm.
- Sink height sits at 86cm.
- The bath height is 55cm and 61cm wide. The overhead shower dials sit at 106cm.

Second bedroom

Second bedroom with a bunk bed and a single bed, chest of drawers, one bedside table and an Alexa Echo Dot.

- The single bed height is 46cm.
- The bunk bottom bed height is 47cm and the top bed height is 134cm, there is a 5-step ladder.
- The freestanding bedside table height is 72cm.
- Chest of drawers' height is 82cm.

Kitchen/living/dining area

Open plan living, dining and kitchen space with a breakfast bar, three bar stools and underfloor heating throughout.

Kitchen

Kitchen with double electric oven, induction hob, fridge freezer, dishwasher, wine fridge, microwave, and Nespresso coffee machine.

- The kitchen counter sits at 90cm.
- The cupboard top shelf sits at 162cm.
- The integrated oven handles are 110cm in height and the microwave handle sits at 156cm.
- The fridge top shelf is 178cm in height.
- 3 bar stools are 71cm in height, these are non-adjustable.
- There is a Nespresso Magimix coffee machine and milk frother available.

Dining

Dining space with dining table and two benches and a chair.

- The dining table height is 75cm.

- There are two dining benches which sits at 45cm in height and the two dining table chairs are 43cm.

Living area

Living space featuring a 55-inch Smart TV, Sonos ceiling speakers and sliding patio doors with views over the ocean and countryside.

- The corner sofa has a height of 46cm.
- The TV unit is 56cm in height.

Outdoor

Balcony with views over Porth beach with a bistro table and two chairs making it the perfect spot for a morning coffee.

- To access the balcony from both areas, there is a 17cm external step and 3cm internal.