

# 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 8 The Beach"**

**Address - "Westcliff, Porthtowan, TR4 8AE"**

### **Introduction**

No 8 The Beach is a 2-bedroom, 2-bathroom property that sleeps up to 4 people. It has parking, 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](http://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 of 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. 8 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 98cm wide.
- Internal door widths are 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 82cm tall.
- The bath is 55cm in height and 57cm in width.
- The dials sit 62cm from the floor of the bath.

### **Master Bedroom**

- Master bedroom with double bed and floor-to-ceiling windows with uninterrupted sea views.
- Ensuite shower room with double shower enclosure with 'rainfall' style shower, WC, basin, and heated towel rail.
- The bed is 62cm from the floor with the bedside tables reaching 62cm each.
- The space around the bed is 95cm from the bed to the window, 74cm from the bottom on the bed to the wall and 115cm from the bed to the opposite wall.
- The wardrobe rail reaches 186cm tall.
- The toilet is 42cm along with the sink reaching 82cm tall.
- The shower entrance is 56cm wide and the shower width is 74cm.

- The shower dials reach 108cm from the floor.

### **Second Bedroom**

- Second bedroom with a king (zip and link) bed, two floor-to-ceiling windows with fantastic views across the beach.
- The bed sits 68cm tall with the bedside tables reaching 56cm each.
- The wardrobe rail is 166cm tall.
- The gap between the bed and the window is 75cm and 64cm from the bed to the wardrobe.
- The space from the end of the bed to the wall is 68cm.

### **Kitchen**

- Dining area with table and 6 chairs.
- Kitchen area with ceramic hob, oven, extractor, microwave, dishwasher, wine fridge, standard fridge, freezer, Nespresso coffee machine and breakfast bar with 2 bar stools.
- The counter tops sit 92cm from the floor and the top shelf in the cupboards above reach an additional 94cm.
- The microwave dials sit 118cm from the floor.
- There is a slim breakfast island that sits 95cm from the floor and has 3 adjustable stools.
- The dining table is 76cm from the floor along with 6 chairs that reach 46cm tall.

### **Living area**

- Spacious open plan living/dining/kitchen with stunning sea views.
- Living area with flat screen television, Bluetooth speaker and patio doors opening onto the balcony, with access to steps down to the beach.
- The base of the sofa is 44cm tall and the single chair sits 38cm from the floor.
- The coffee table is 46cm from the floor.
- There is a side unit where the top shelf reaches 168cm and the gap between the unit and the sofa is 54cm.
- The balcony patio door threshold has a height of 5cm internally and 12cm externally.