

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 – 12 Oceangate

Address – 1 Esplanade Road, Pentire, Fistral, TR7 1PY

Introduction

12 Oceangate is a contemporary second floor apartment with stunning sea views.

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 9.3 miles (20min drive) from the property.

Nearest train station is in Newquay and is located 1.3 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. Follow signs for Newquay town centre. At Quintrell Downs go straight across the

roundabout and follow the A392 all the way down to Trevemper Bridge roundabout.

At the roundabout turn right, staying on A392. Follow Gannel Link Road hill until the second roundabout where you turn left into Pentire Road. As you drive down the hill you will see Fistral beach clearly on your right. Oceangate apartments are on a junction with Esplande Road, keep on Pentire Road (do not take the right turn onto Esplande Road). Drive most of the way past the apartment block (now on your right) and you will see a turning on your right. Take this turning and park outside the metal gates.

Parking is in the underground car park, next to staircase door. Apartment 12's key safe is in the middle row, furthest right marked with a large X.

After you have retrieved your keys go back to your car, press the key fob and the gates will open. Park your car in the space marked 12. Allocated parking is available for 1 car only. Please note the parking entrance is 2.1m high.

During your stay, you will be able to use a key fob to operate the car park gates - this is provided on your set of keys. Please do not use the key fob on exiting the car park, the gates will open automatically when approached by your vehicle.

Apartment 12 is on the second floor.

Entrance to Property

From the carpark in the basement, there are 50 steps in total to the second floor. From the ground floor there are 32 steps. A lift is also available.

- Front door width is 90cm.
- The hallway is 99cm wide at the narrowest point.
- The coat hooks are 99cm in height.
- There is a utility room located in the hallway, there is a washer/dryer, airer, highchair and iron and ironing board located in here.
- Console table located in the hallway is 88cm in height.
- Internal door widths are 84cm.

Bedroom 2

Second bedroom features superking zip and link bed (can be made into two singles), built in wardrobe, chest of drawers, two bedside tables.

- The beds were set as twins during this statement.
- Bed height is 55cm and there was a 33cm gap between the beds.

- The two bedside tables reach 55cm.
- The distance from the bed to the window wall is 37cm.
- The foot of the bed to the wall is a 90cm gap.
- The space between the bed to the wardrobe is 72cm.
- The tallboy height is 136cm.
- The wardrobe rails reach 192cm.

Family bathroom

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

- The toilet reaches 46cm.
- The sink height is 88cm.
- The bath height is 58cm and the width is 56cm.

Master Bedroom

Master bedroom with king size bed, built in wardrobe, chest of drawers, two bedside tables, sea views and ensuite.

- The master bed height reaches 60cm.
- The two freestanding bedside tables reach 65cm.
- Chest of drawers height is 79cm.
- The wardrobe rail height reaches 192cm.
- The gap between the bed to drawers is 68cm.

Ensuite Bathroom

Master ensuite includes rainfall shower, heated towel rail, WC and basin.

- The toilet height reaches 46cm.
- The sink height reaches 88cm.
- There is a 4cm step in the shower, the entrance width is 60cm and the dials are at 120cm in height.

Kitchen/living/dining area

Beautifully furnished open plan, living, dining and kitchen space.

Kitchen

Fully equipped kitchen with electric oven, gas hob, single fridge and separate freezer, dishwasher, microwave, coffee machine and breakfast bar with stool.

- The kitchen countertops reach 90cm.
- The cupboard top shelves reach 104cm from the countertops.
- The island height is 90cm with 1 bar stool at 66cm.
- There is an Opal coffee machine which accepts Nespresso Pods.

Dining

Dining space features oak table and six chairs.

- The dining table height is 75cm and the six chairs are each 46cm in height.

Living area

Living area features five seater corner sofa, coffee table, 43 inch Smart TV, Bluetooth soundbar and door to the balcony with stunning sea views.

- The corner sofa height reaches 44cm.
- The coffee table height is 40cm.
- The TV stand unit is 49cm.
- Access to the balcony, there is a 3cm internal lip.
- Balcony overlooking the ocean with two chairs, a two-seater sofa and coffee table, the perfect spot for a drink whilst watching an amazing Fistral sunset.

Outside

Balcony overlooking the ocean with two chairs, a two-seater sofa and coffee table, the perfect spot for a drink whilst watching an amazing Fistral sunset.