

# 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 The Beach House**

**Address** – Porth Beach Road, Porth, TR7 3DR

### **Introduction**

The Beach House is just moments from the sand of Porth beach. Situated between Newquay and Watergate Bay on the rugged North Cornwall coast, Porth is a large, west-facing sandy beach, sheltered by headlands on either side and with a cafe, restaurant, and pub right next to the beach.

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

### **Pre-arrival Information**

Nearest Airport – Cornwall Airport Newquay is located 3.5 miles (9min drive) from the property.

Nearest train station is in and is located 5.3 miles (16min 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**

Parking for one car is available in the car park immediately in front of The Beach House building. Once you have parked in the car park, please take the path on the left side of the Beach House development and you will come to the main entrance door.

### **Entrance to Property**

This is a second-floor apartment serviced by a lift or 32 steps to access the property.

- Front door width is 90cm.
- Opens into a hallway that is 100cm wide.
- All internal doors are 85cm wide.

### **Family bathroom**

Family bathroom with bath with shower over, touch sensor mirror, WC, basin and heated towel rail.

- The sink stands at a height of 84cm.
- Toilet height is 42cm.
- The bath measures 57cm in width and 53cm in height, with a shower entrance height of 89cm.
- Shower dials are positioned at a height of 100cm from the floor.
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### **Master Bedroom**

Master bedroom with a double bed and Juliet balcony.

- The master bedroom features a double bed
- Bed height reaches 66 cm.
- Bedside tables are 56cm tall.
- The distance between the foot of the bed and the wardrobe is 43cm, and a gap of 69cm from the bed to the dresser
- The distance between the bed and the wall is 42cm.
- Wardrobe rail height sits at 178cm

### **Ensuite Bathroom**

En-suite shower room with shower enclosure including rain shower head, WC, basin and heated towel rail.

- The toilet stands at a height of 42cm.
- Sink height measures 64cm.
- Shower dials are positioned at 120cm from the floor.
- Shower entrance measures 45cm and step into the shower measure 25cm.

### **Second bedroom**

Features a super king-sized zip and link bed (can be made into two singles)

- There are 2 bedside tables on either side of the bed, each measuring 58cm in height, while the beds height is 66cm.
- The space between each bed is 50cm and space between foot of the bed and the wardrobe is 112cm.
- The space between the beds and the chest of drawers is 44cm.
- The chest of drawers sits at a height of 108cm.
- The wardrobe rail is positioned at a height of 180cm.

### **Kitchen/living/dining area**

Living space features a large sofa, chair, footstool, 43 inch TV with Netflix and bi folding doors leading out to the balcony to the rear of the property, with pretty wildflowers outside.

- Sofas sitting at a height of 44cm.
- Blue chair has a height of 43cm.
- Nest of tables, height of highest table reaches 56cm.

### **Dining**

Dining area with table and four chairs.

- Dining table stands at 75cm tall, with accompanying 4 chairs at a height of 47cm.
- Two bar stools around island height of 68cm.

### **Kitchen**

Kitchen area with oven, hob, extractor, microwave oven, fridge- freezer, washer/dryer and dishwasher.

- Kitchen counter worktop is 90cm high.
- Top shelf in the kitchen is 200cm from the floor.

- Top shelf of the fridge measures 145cm.

### **Outside**

Rear balcony accessible from the open plan living space features a bistro table and chairs.

- External step out is 6cm in height.
- Patio door width is 65cm.
- Width of balcony is 110cm.
- Outdoor table 73cm in height.
- There are 2 outdoor chairs each are 44cm high.