

# 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 - Beachside**

**Address- 3 Coast, 14 Alexandra Road, Porth, TR7 3ND**

### **Introduction**

Beachside is just that. A cool and contemporary apartment which opens out to gardens and a gate leading directly onto Porth beach. No roads to cross, just a wide expanse of sand on your doorstep.

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 is located 4.2 miles (10 min drive) from the property.

Nearest train station is in and is located 1.5 miles (5 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**

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 look out for the bus stop shelter on right hand side and you will see the property development shortly after on the left-hand side, signposted Coast.

The car park is on the front of the building. Pull into the car park area and park in the designated parking space for number 3.

### **Entrance to Property**

- From the parking space to the front door there is one step down of 20cm.
- There are 34 steps down to the property.
- The front door is 82cm wide.
- The hallway is 140cm wide where sits a bench of 56cm in height.
- All internal doors are 82cm wide.

### **Kitchen**

Kitchen area with oven, ceramic hob and extractor, dishwasher, integral fridge and freezer, microwave oven and slimline wine fridge.

- The countertops are 90cm tall, accommodating an undercounter freezer.
- The breakfast bar also stands at 90 cm in height.
- There is a 90cm gap between the kitchen counter and the breakfast bar.
- The top shelf in the cupboard above the countertop measures an additional 88cm in height.
- The top shelf of the fridge is positioned at 123cm from the floor.
- The microwave is situated above the oven, with its controls at 160cm high, and the oven itself reaches a height of 127cm.
- Two stools measure 60cm in height.

### **Dining area**

Dining area with table and four chairs.

- The dining table stands at 78cm tall, with each of the 4 chairs reaching 45cm in height.

### **Living room**

Generous open plan living area with sea view and full-width glass doors to the terrace, large wall-hung television with DVD player, radio/CD player and Wi-Fi.

- The corner sofa measures 45cm in height.
- Both the coffee table and the side table are 45cm tall, while the side table sits 46cm from the floor.
- The TV unit also stands at 45cm in height.
- The external step from the patio to the living area has a height of 30cm.

### **Master Bedroom**

Master bedroom with king size bed, lovely sea views, wall-hung television, plenty of wardrobe and drawer space and French door to the private beach-side terrace.

En-suite shower room with large shower enclosure, basin, WC and heated towel rail.

- The ensuite shower has a step to enter of 4cm and the entrance is 50cm wide.
- The width of the shower is 88cm with the dials reaching 110cm tall.
- The toilet is 47cm high with the sink sitting at 82cm tall.
- The bed is 64cm from the top of the mattress to the floor.
- The bedside tables reach 52cm in height each.
- The space surrounding the bed is 90cm towards the patio door and the foot of the bed to the wall is 91cm.
- The gap between the corner of the bed and the wardrobe is 55cm.
- The chest of drawers reaches 92cm tall with the wardrobe rail sitting 207cm from the floor.
- The external step to the patio measures 30cm.

## **Second Bedroom**

Second bedroom with twin full size single beds and plenty of wardrobe space.

- The bed sits 55cm tall, with the bedside tables reaching 61cm in height each.
- The space between the foot of the bed and the wardrobe is 100cm.
- The gap between the beds is 95cm, with an additional 10cm between both beds and the walls.
- The chair is 65cm from the base to the floor, and the dressing table is 75cm tall.
- The chest of drawers reaches a height of 90cm, with the wardrobe rail sitting at 207cm from the floor.

## **Family bathroom**

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

- The bath is 54cm tall, 61cm wide with the dials sitting 154cm from the floor of the bath.
- The entrance is 58cm wide.
- The toilet is 49cm tall and the sink reaches 82cm from the floor.

## **Outside**

- Garden-level apartment with direct, traffic-free access onto the beach (via steps down to the sand) - please note the access to the beach varies due to differing sand levels throughout the year.
- Sheltered private terrace with table and chairs.
- Secluded communal lawn area with direct access via stile/steps onto the beach.
- Communal decking area.
- One designated parking space is provided in the car park and there is a lift from the car park level to the apartment.