

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 - "The Beach Haven"

Address - Porth Bean Road, Porth, TR7 3LT

Introduction: The Beach Haven is a modern, four bedroom property, on a quiet road just footsteps from the sheltered sands of Porth beach.

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

Pre-arrival Information

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 into Newquay along Henvy Road until you reach the mini roundabout. Turn right towards Watergate Bay and Porth (B3276).

Drive along this road (Alexander Road) for approximately 250 yards then turn left into Porth Beach Road. Drive along this road with the beach on your left. Drive under the bridge and travel up the road past the Newquay Ten Pin Bowling and you will see The Beach Haven on your right.

Nearest Airport – Cornwall Airport Newquay is located 5.4 miles(14min drive) from the property.

Nearest train station is in Newquay and is located 1.8miles (8min 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>

Entrance of the property:

- The first step up to the front door is 14.5cm high.
- The width of the main entrance is 99cm wide and leads into the hallway which is 198cm wide. There is a shoe and coat stand which reduces the width of the hallway to 164cm.

Downstairs utility and Shower room with toilet:

- The width of the doorway into the utility room is 84cm, the door handle is 101cm from the floor.
- The utility room worktop is 90cm high and the width from the worktop to the door is 203cm.
- This room has wooden flooring throughout.
- The doorway through to downstairs bathroom is 82cm wide.
- The distance from the door to toilet is 96cm, the toilet is 44cm from the floor and there is also a shelf at 112cm.
- Walk in shower, entrance is 74cm wide, the length of the shower is 146cm and the control are 132cm from the base of the shower.

Ground floor bedroom 4:

Fourth room on the ground floor with a chalet style bunk bed (double on the bottom and single on top), dresser and desk with two chairs. Please note there are no windows in this room.

- Bedroom 4 is on the ground floor and has a chalet bunk. The height of the lower bunk is 56cm from the floor to the top of the mattress and the height of the top bunk is 153cm. There are 4 steps up to the top bunk.
- The bedroom has a chest of drawers which are 93cm tall and the gap between the foot of the bed and the chest of drawers is 93cm.

- The distance from the bed to the wall is 114cm and from the door to the wall is 257cm.
- The desk area is 129cm wide and the height of the desk is 81cm.
- There are 2 moveable chairs, the seat is 47cm from the floor.

Games/TV room:

- There is a 2cm lip into the garage.
- The height of the pool table is 84cm. The gap between the wall and the pool table is 93cm on one side, 89cm on the other side and 244cm on the other side.
- The sofa is 44cm high from the floor to the top of the seat cushion. The distance from the sofa to the doorway is 231cm and from the sofa to the wall is 87cm.
- The football table is 92cm high, the gap between the pool table and the sofa is 40cm. the gap from the football table to the garage door is 179cm.
- The ottoman height is 41cm tall, the games box sits at a height of 45cm from the floor and the TV unit is 51cm high.
- There are 6 beans bags which can all be moved.
- The garage is 171cm, it is not suitable for parking however it can be used to store surf boards etc.

Stairs to the 1st floor:

- There are 13 wooden steps leading to the first floor and the banister is 110cm. The stairs are 75cm wide. Living, kitchen and dining area is all wooden flooring throughout.
- Open plan living, dining and kitchen space on the first floor, with stylish wooden panelled walls and flooring and floor to ceiling glass doors which allow light to flood into the space.

Hallway into living room area -

- The width of the hallway is 146cm, this leads into the open plan lounge and kitchen.
- The cabinet in the lounge is 75cm tall and the distance from the cabinet to the sofa is 117cm.
- There are 2 sofas and 1 chair which are 48cm from the floor to the top of the seat cushion. The gap between the sofa and the balcony door is 162cm.
- The TV cabinet is 48cm tall, the coffee table is 41cm tall and the side table is 50cm tall.

Dining and kitchen area:

Well equipped kitchen space features a gas hob, double oven, fridge freezer, dishwasher, microwave, coffee machine and breakfast bar. Dining space featuring a large table with 12 chairs.

- The dining table is 272cm long, 86cm high and 128cm wide.
- The bench seating is 194cm long, 38cm wide and 56cm high.
- The kitchen island is 91cm high and 120cm wide.
- Kitchen counters 91cm height. Island to sink 112cm.
- Island to oven 96cm
- Island to counter 96cm
- Lowest draw under hobs 97cm
- Highest cupboards handle is 183cm.
- Fridge built in, lowest draw 118cm.
- Highest shelf in the kitchen 171cm
- Freezer built in below, lowest draw 40cm.
- Quadruple oven - oven handle height 147cm top handle, bottom handle 117cm / 46 inches.
- Separate integral hob - 6 hobs. Height same as kitchen countertop, 91cm.

Outside patio:

- Side table in between lounge and kitchen 85cm in height.
- Balcony onto front of house door width is 178cm.

- Width of balcony is 196cm.
- Table to terrace space is 114cm. Terrace is wrap around.
- Wall to door width 298cm.
- Corner sofa and table. Additional chairs and sun loungers.
- Two storage containers with outdoor sofa cushions.
- Hot tub, 2 steps, 24cm high.
- Hot tub height 91cm.
- Lip into 2nd level of terrace 7cm.
- Wall height 123.5cm.

Second floor stairs:

- Banister is 110cm. The stairs are 75cm wide.
- 12 steps.
- Carpeted stairs.

Master bedroom:

Master bedroom on the second floor with a king size bed, TV, freestanding wardrobe, sea glimpse and an ensuite with walk in shower, WC, and basin.

- The door is 125cm wide.
- The chest of drawers is 103cm high and the gap between the drawers and the bed is 65cm.
- The bed height is 54cm from the floor to the top of the mattress. The gap between the bed and the wardrobe is 141cm.
- There are 2 side tables next to the bed that are 59cm tall.
- The wardrobe handle is 113cm from the floor, the lowest drawer is 8cm from the floor and the highest rail is 193cm high.
- The dressing table is 76cm high.

En-suite:

- The door to the ensuite bathroom is 96cm wide.
- The toilet seat is 46cm high and the distance between the toilet and the shower is 140cm.

- The entrance to the shower is 69cm wide and there is a 1cm lip into the shower. The length of the shower is 136cm and the width is 76cm. The controls are 110cm from the base of the shower.
- The height of the sink is 89cm and the gap between the sink and the cabinet is 103cm.
- There is tiled flooring throughout.

Second bedroom

Second bedroom on the second floor with a king size bed, side tables and built in wardrobes.

- The bedroom is carpeted throughout.
- The hallway landing to the second bedroom is 75cm wide and the width of the door is 84cm.
- The height of the bed is 48cm from the floor to the top of the mattress and the bedside table is 53cm high.
- The distance from the wardrobes to the bed is 212cm, the gap from wall to the bed is 110cm and the gap from the foot of the bed to the wall is 87cm.
- There are 3 built in wardrobes, the lowest shelf is floor level, and the highest shelf is at 115cm high, the hanging rail is 140cm high.

Third bedroom:

Third bedroom on the second floor with a chalet style bunk bed (double on the bottom and single on top).

- Carpet flooring
- Door width is 84cm.
- Entrance area smallest part of bedroom is 56cm wide.
- Chalet bed, bunk to drawers' space is 108cm.
- Double bed on bottom, height is 52cm.
- Top bed height is 170cm, 5 holes.
- Hallway width is 100cm.

Main Bathroom upstairs:

- Tiled flooring throughout
- Sink to door there is 110cm space.
- Sink height 89cm.
- Toilet height 46cm.
- Bath height 56cm, width is 59cm.
- Bath to controls 73cm.
- Toilet to bath 63cm.
- Toilet to wall gap is 91cm.