



Sunny Bank Bungalow, Porth Valley Road, Newquay, Cornwall, TR7 3NB

YOUR COASTAL DREAM AWAITS! STUNNING BEACHSIDE HOME IN PORTH DIRECTLY OPPOSITE THE BEACH. EXPERTLY EXTENDED AND RENOVATED CREATING A WELL-BALANCED CONTEMPORARY FOUR-BEDROOM FAMILY HOME WITH WOW FACTOR OPEN PLAN LIVING SPACES, INCREDIBLE SUNDECK TO SOAK UP THE VIEWS AND SUPERB DOUBLE CARPORT.

£575,000
Freehold

our ref: CNN10334

KEY FEATURES



4

- STUNNING BEACHSIDE FAMILY HOME
- EXPERTLY EXTENDED AND RENOVATED THROUGHOUT



2

- FOUR DOUBLE BEDROOMS AND TWO BATHROOMS
- GORGEOUS 31FT OPEN PLAN KITCHEN/DINER



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- WOW FACTOR LIVING ROOM WITH BIFOLD DOORS
- BREATHTAKING BEACH VIEWS OVER PORTH
- LARGE FAMILY SIZE SUNDECK WITH VIEWS

Energy rating (EPC) **C**

Council tax band: **D**

- SUPERB DOUBLE SIZE CARPORT
- DIRECTLY OPPOSITE FROM PORTH BEACH
- PERFECT FULL TIME OR HOLIDAY, NO ONWARD CHAIN

SUMMARY

Sunny Bank Bungalow is a coastal gem, perfectly positioned in one of Newquay's most desirable locations on Porth Valley Road, directly opposite the sandy expanse of Porth Beach. With its beautiful golden sands, safe waters, and family-friendly atmosphere, Porth Beach is just steps from your front door, offering the ideal spot to relax, explore rock pools, or enjoy a meal at the nearby beachside pub. The surrounding area provides easy access to Porth Island and the Southwest Coastal Path, perfect for walking enthusiasts seeking endless coastal views and outdoor adventures, and the bustling town centre of Newquay is a mere mile and a half away.

Inside, Sunny Bank Bungalow has been meticulously renovated and extended to create a spacious and modern home. The heart of the property is an expansive open-plan kitchen, dining, and family area, featuring light-coloured modern units, natural granite countertops, and a central island that's perfect for cooking and entertaining. This 31ft living space flows seamlessly into a sun-drenched lounge with large bi-fold doors that open out onto a large sun deck, providing breathtaking views



of Porth Beach and the ocean beyond. The overall design embraces contemporary elegance while maintaining a comfortable and welcoming atmosphere for family living.

The accommodation includes four generously sized double bedrooms, two located on the ground floor and two on the upper level. The upper bedrooms benefit from walk-in wardrobes, while the master bedroom offers unparalleled sea views, making it a peaceful retreat. Both floors feature beautifully designed shower suites, adding a touch of luxury, and a great size utility room located at the main entrance adds to everyday practicality.

Outside, the sun deck serves as the perfect spot to relax, bask in the sunshine, and take in the stunning scenery. The property also includes a double carport with secure off-street parking for two cars, along with additional storage space for beach essentials. The rear garden, though currently undeveloped, offers significant potential for the new owner to create a landscaped paradise, with the opportunity to add patios or further sun decks to enhance the already breathtaking views.

With its prime location, spacious layout, and luxurious finishes, Sunny Bank Bungalow offers the perfect combination of modern living and coastal charm. Sold with no onward chain, this

remarkable home is ready for you to move in and enjoy a lifestyle that blends the best of beachside living with contemporary comfort. Whether you're looking for a year-round residence or a cherished holiday home, Sunny Bank Bungalow provides everything you need to enjoy Newquay's stunning coastline.

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ADDITIONAL INFO

Utilities: All Mains Services.

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Double carport

Heating and hot water: Gas Central Heating for both

Accessibility: External Steps

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall/Utility

10' 7" x 9' 1" (3.22m x 2.77m)

Kitchen/Dining/Family Room

31' 0" x 11' 8" (9.44m x 3.55m)

Living Room

21' 2" x 10' 4" (6.45m x 3.15m)

Shower Room

9' 1" x 6' 4" (2.77m x 1.93m)

Bedroom 3

13' 7" x 8' 8" (4.14m x 2.64m)

Bedroom 4

12' 0" x 9' 11" (3.65m x 3.02m)

First Floor

Bedroom 1

14' 6" x 8' 10" (4.42m x 2.69m)

Bedroom 2

14' 1" x 9' 4" (4.29m x 2.84m)

Shower Room

9' 7" x 7' 5" (2.92m x 2.26m)

Carport

22' 4" x 14' 7" (6.80m x 4.44m)



Denotes restricted head height

Sunny Bank Bungalow, Alexandra Road, Newquay, TR7

Approximate Area = 1588 sq ft / 147.5 sq m (excludes carport)

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1602 sq ft / 148.8 sq m

For identification only - Not to scale



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