



## SUNSET VIEW

AVON LANE, WESTWARD HO!, BIDEFORD, DEVON, EX39 1LW

£750,000



Step into Sunset View, a strikingly contemporary coastal home where modern design meets breathtaking sea vistas. Newly built to the highest specification, this exceptional property offers a rare opportunity in Westward Ho! - one of the few homes with no occupancy restrictions, making it ideal as a full-time residence, second home, or premium holiday let.

This home features five beautifully appointed bedrooms, each crafted with comfort and style in mind. The first-floor principal suite is a sanctuary of luxury, complete with an impressive en-suite and a Juliette balcony that frames the far reaching coastal views. Bedroom two offers its own en-suite and fitted wardrobe, while bedrooms three and four are connected by a convenient Jack & Jill en-suite, perfectly suited for family living or guests. Designed with a clever reverse living layout, the home maximises natural light and panoramic sea vistas throughout.

The heart of Sunset View is the spectacular first-floor open-plan kitchen, living, and dining area. Double doors open onto a private balcony, offering sweeping views across the cricket ground to the ocean beyond, creating an inspiring backdrop for sunset drinks or tranquil mornings.







Outside, the property is equally impressive. A private driveway provides off-road parking for up to three cars, complemented by an integral garage with an electric roller door and rear access. The enclosed rear garden is designed for relaxation and entertaining, with a patio, Astroturf, rear garage access, a heated outdoor shower and plumbing ready for a hot tub - perfect after a day at the beach. Gated access runs along both sides of the property, ensuring privacy and ease of movement.

Every detail of Sunset View has been conceived with modern coastal living in mind. Whether you are enjoying the expansive sea views from your balcony, unwinding after a surf, or hosting friends and family, this home is your gateway to the very best of Westward Ho! and North Devon's relaxed, vibrant lifestyle.

### NEED TO KNOW

Services: All mains services are connected. Underfloor heating.  
 Energy Performance Certificate (EPC): B 85  
 Council Tax: TBC

**What3Words:** hillsides.replied.rival







**24 The Quay | Bideford | Devon | EX39 2EZ**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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