



Sundial Cottage

21 Sandbourne Road, Alum Chine, Bournemouth, Dorset, BH4 8JH



LUXURY &
PRESTIGE
Exclusive Properties

£1,650,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



SUNDIAL COTTAGE

ALUMACHINE

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

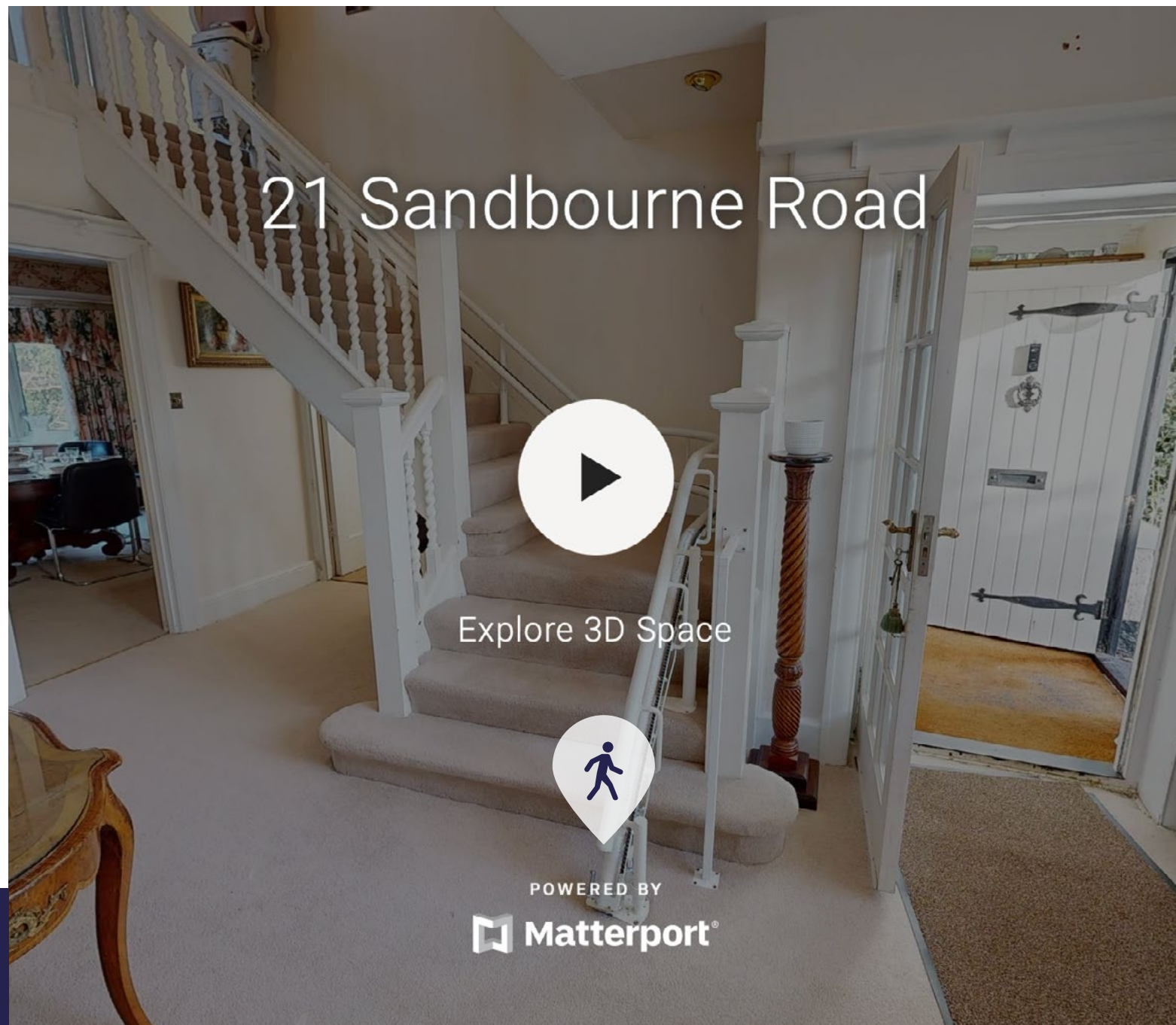
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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It has an especially private rear garden with space for entertaining.



It is packed with character and charm but could benefit from some modernisation.



It has a beautiful sunny outlook towards the trees of the Chine.

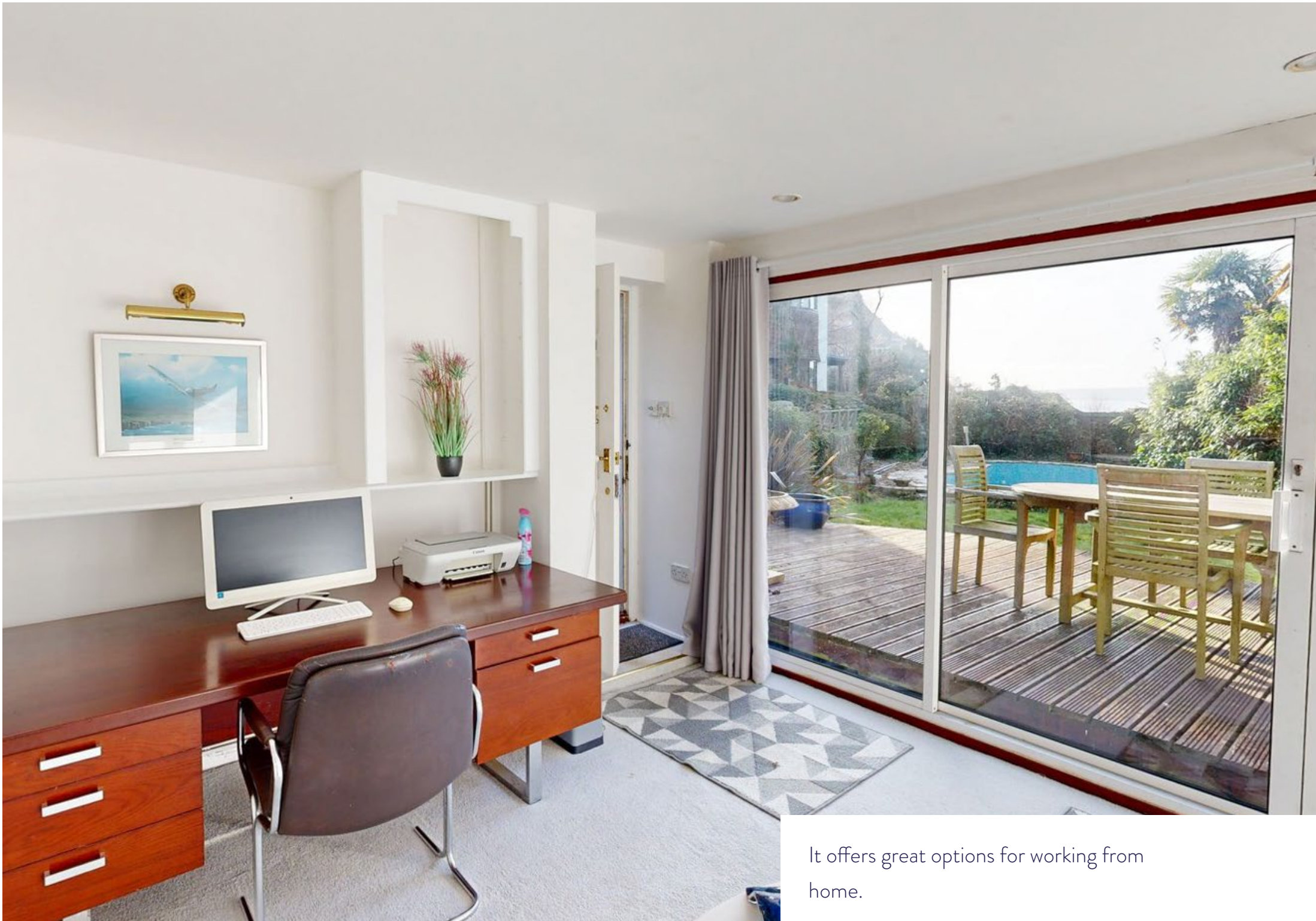


The layout is flexible with plenty of reception space.





There are four bedrooms and three bathrooms.

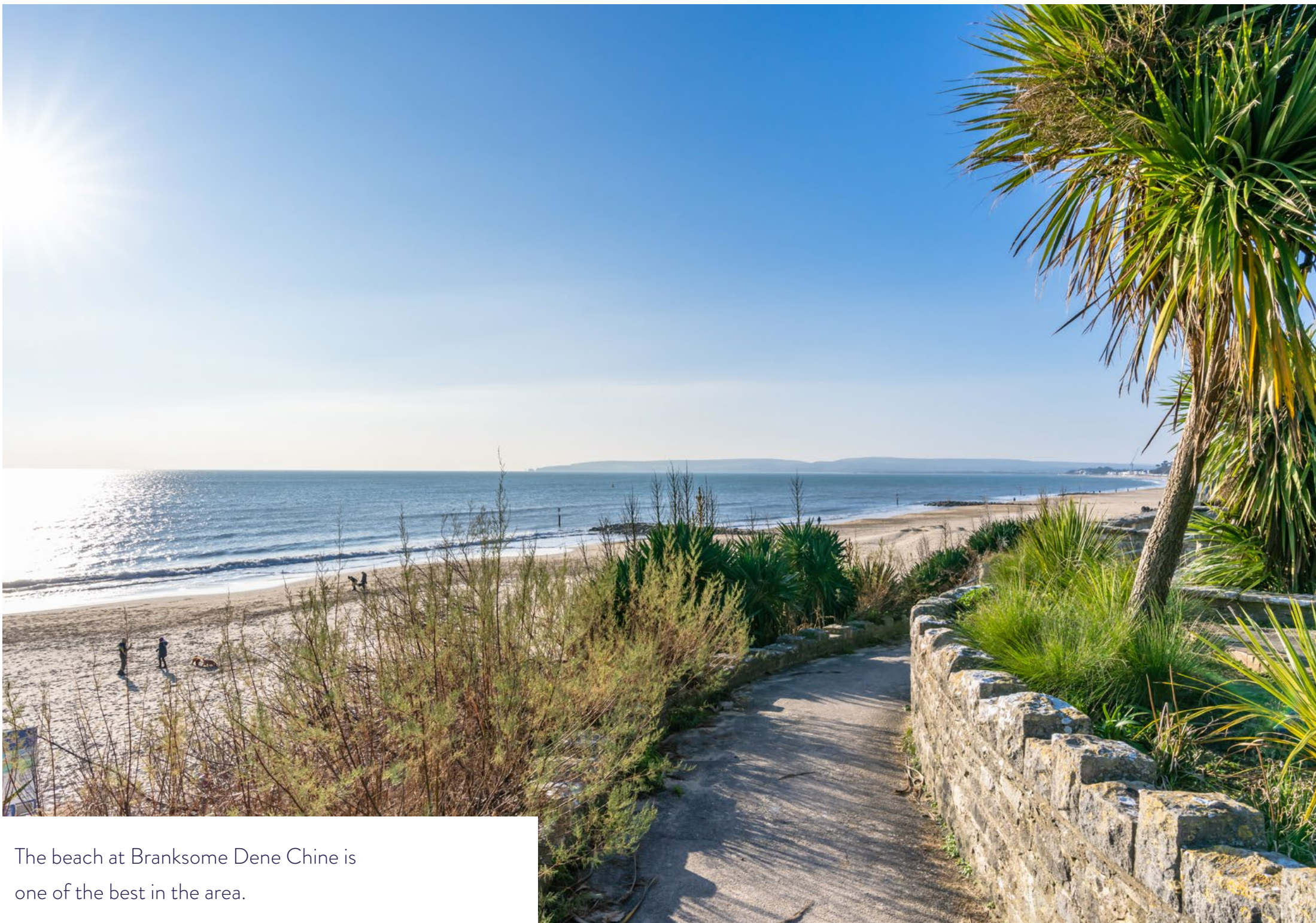


It offers great options for working from home.



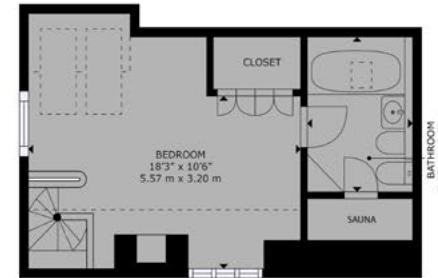
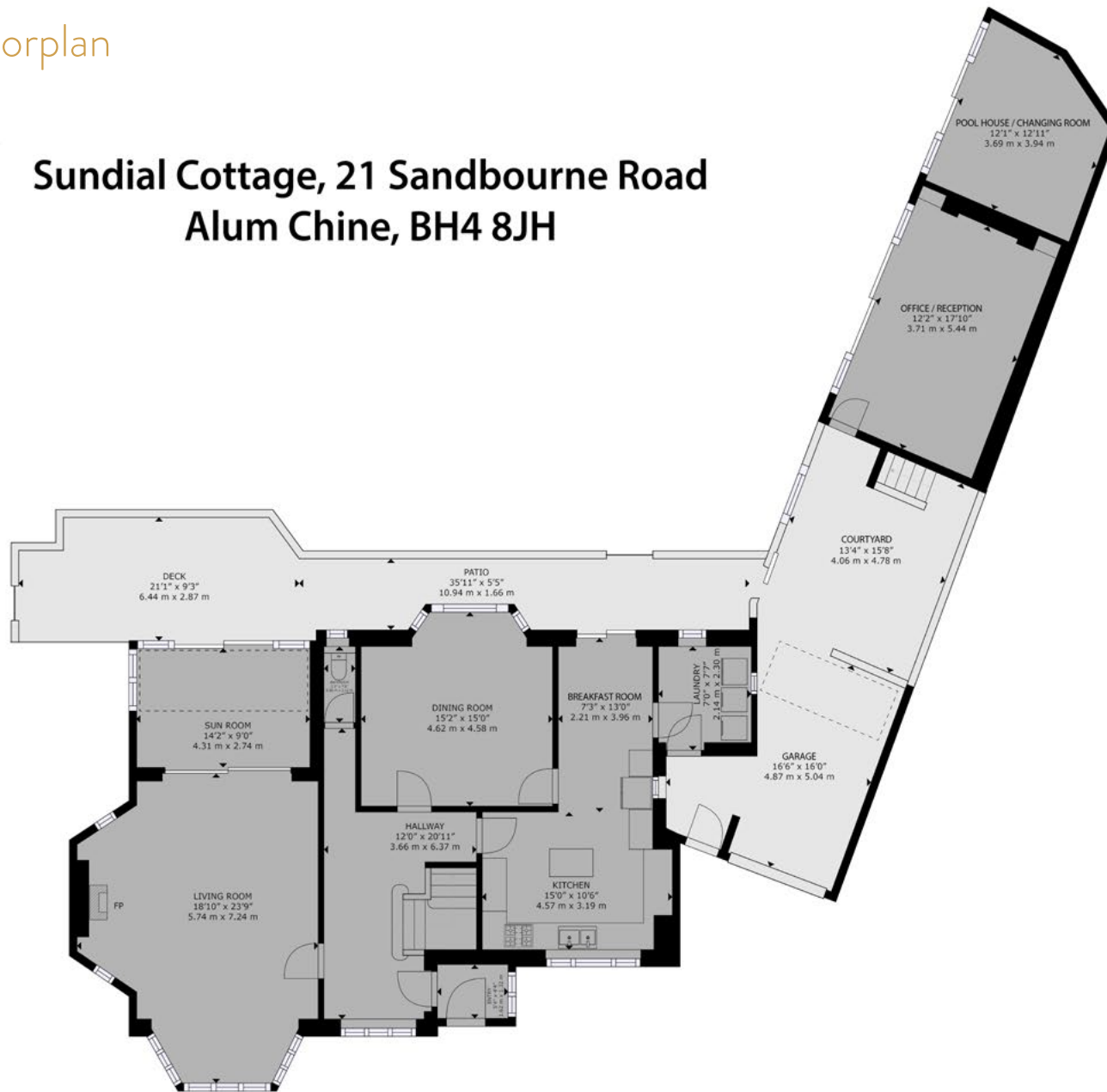
It sits in a wonderful spot on this sought after cul-de-sac.



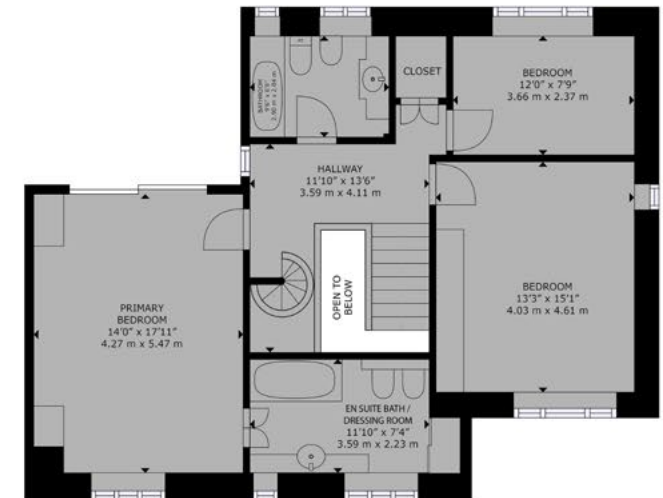


The beach at Branksome Dene Chine is one of the best in the area.

Sundial Cottage, 21 Sandbourne Road Alum Chine, BH4 8JH



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR: 1,312 sq. ft, 122 m², FIRST FLOOR: 954 sq. ft, 89 m²
 SECOND FLOOR: 275 sq. ft, 26 m²
TOTAL: 2,541 sq. ft, 236 m²
 (EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 98 sq. ft, 9 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Sundial Cottage occupies a wonderful spot at the end of Sandbourne Road, where some of the area's most valuable clifftop homes can be found. It backs onto picturesque Branksome Dene Chine which has one of the area's finest stretches of beach and coastline. There is a view and line of sight across the garden to the shore and connecting office/reception room and outdoor seating areas.

Thought to date from the early 1900s this pretty, beautifully situated family home is offered on the open market for the first time since 1973. Extending to just over 2,500 square feet the house is arranged over three floors, with the top floor being accessed via a spiral staircase. As well as a gated driveway and secure garaging, the house benefits from a good-sized garden with sea views to the rear, plus a choice of sun terraces and an outdoor swimming pool (which requires renovation and recommissioning). Sundial Cottage requires modernisation and updating throughout and may benefit from remodelling, subject to the necessary consents. Truly a rare opportunity and an exciting project.

- Highly desired location
- Backs onto Branksome Dene Chine
- Sea views
- Wonderful garden
- Four bedrooms, three bathrooms
- Four receptions plus kitchen/breakfast room
- Choice of terraces
- Outdoor pool
- Wonderful renovation opportunity
- No forward chain

Guide Price: £1,650,000

Tenure: Freehold

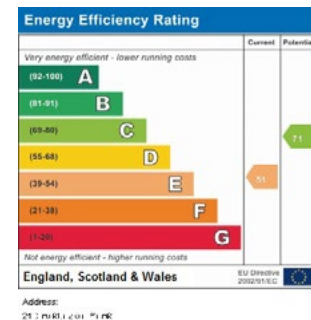
Stamp Duty: Main Home £109,250*
Additional Home £158,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band G
(2023/2024 £3,413.73)

EPC:



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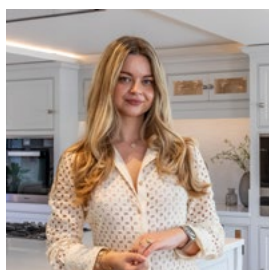
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for a cup of tea or coffee.

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Property ref: 0916



Important notice

Luxury and Prestige Realty Ltd wishes 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 are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.