



£1,450,000

Greenshutters, 18 Sandbourne Road, Alum Chine, Bournemouth, BH4 8JH



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### Property Description

A truly remarkable property that exudes charm, characterized by Art Deco features. Believed to be the last house to be built on The Branksome Estate, this stunning property is a true gem waiting to be discovered. In need of modernisation, this house is ideal for those seeking a project and offers heaps of potential. With a spacious interior there is scope to create a modern comfortable home with ample living space. Sitting on a corner plot there is also capacity to extend (subject to the necessary planning permissions.) With the added bonus of sea views from both the ground and first floor, don't miss out on this rare opportunity to make this house your home.

Accommodation comprises of entrance porch with original stone flooring and symmetrical windows to match the main entrance, a secondary door leads to a spacious reception hall with parquet flooring and original fireplace with wood burner. The kitchen/diner is a sizeable room with access to the rear garden via a stable door, plenty of space for dining and free standing furniture, built-in cupboards, pantry cupboard housing free standing fridge/freezer, an Aga oven is also installed. From the kitchen/diner there is access to a rear lobby leading to a ground floor bedroom and shower room. Further ground floor rooms include a study with bay window and a large sitting room with fireplace, double aspect windows with lovely sea views. The original turned staircase and large stained glass window are both a real feature of this property. The first floor accommodation comprises of four/five bedrooms and a large double aspect room currently being used as a second living room to enjoy the views of the sea towards The Isle of Wight. The family bathroom, shower room and separate W.C. all have potential to be reconfigured.

Externally, the garden comprising mostly of lawn with tree and shrub borders wraps around the house creating different areas to enjoy. There are two secure outside stores plus a green house, the garage and driveway are approached via Alumhurst Road.

### Location

Situated in a popular prime position just a short walk to the beach and only approximately one mile to Westbourne Village. Alum Chine is home to a beautiful Tropical Garden as well as a picturesque Blue Flag award winning beach offering lifeguards, pubs, ice cream parlors & a pirate-themed playground. Westbourne village offers it all, an up-and-coming hub known for its eclectic mix of stylish venues and its independent vibe.



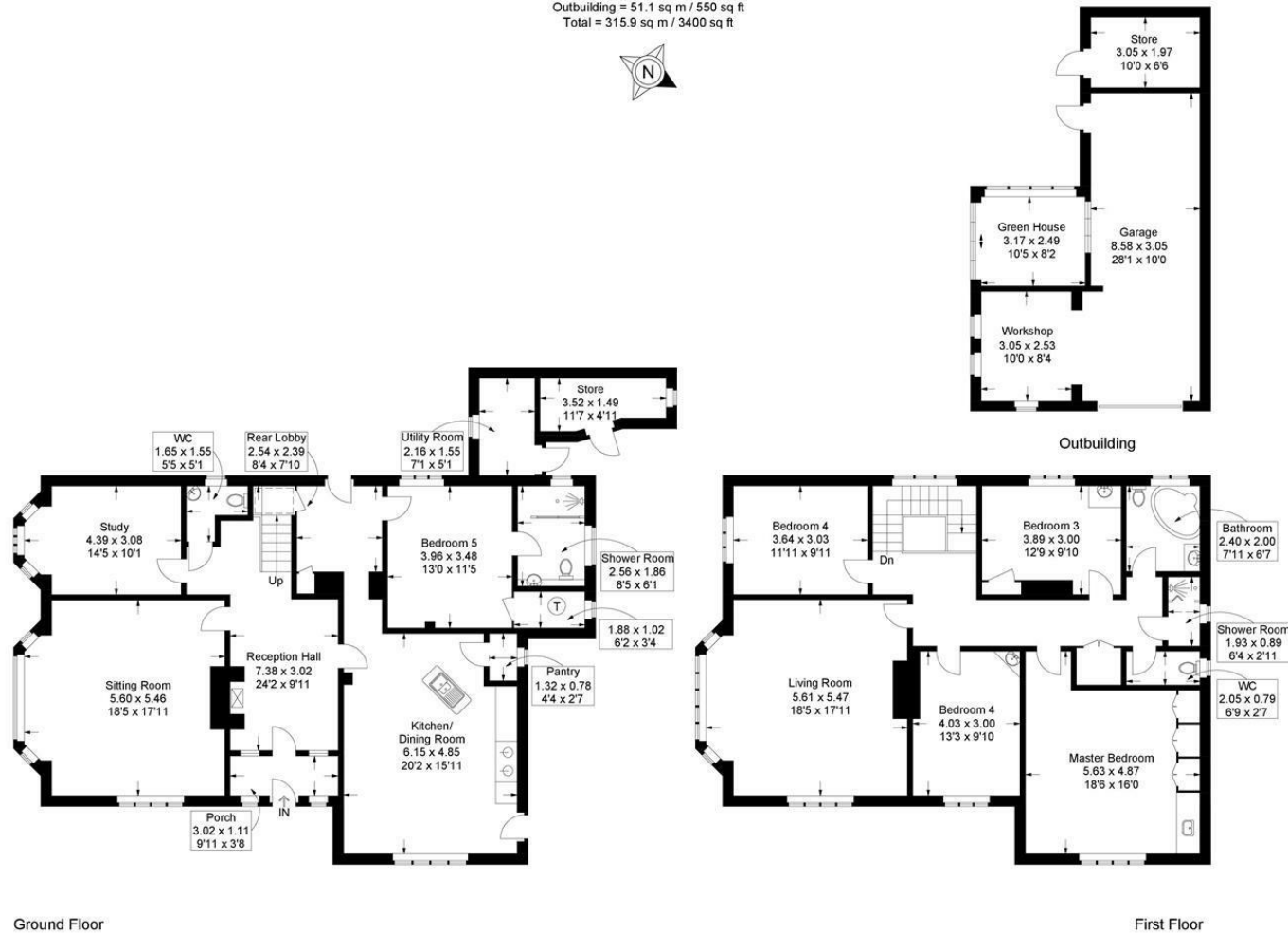
### FEATURES & SPECIFICATIONS

- Sea Views
- Prime Location
- Art Deco house with original features
- Curved ceilings, picture rails and plate racks
- Parquet flooring
- Large reception hall with fireplace
- Heaps of potential to improve & modernise
- Approximately one mile to Westbourne Village



Sandbourne Road, Canford Cliffs

Approximate Gross Internal Area = 264.8 sq m / 2850 sq ft  
 Outbuilding = 51.1 sq m / 550 sq ft  
 Total = 315.9 sq m / 3400 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	71
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		







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