

Luxury+Prestige

# ST JUST

27 SANDBOURNE ROAD, ALUM CHINE, BOURNEMOUTH, BH4 8JH



























# TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

*vimeo*



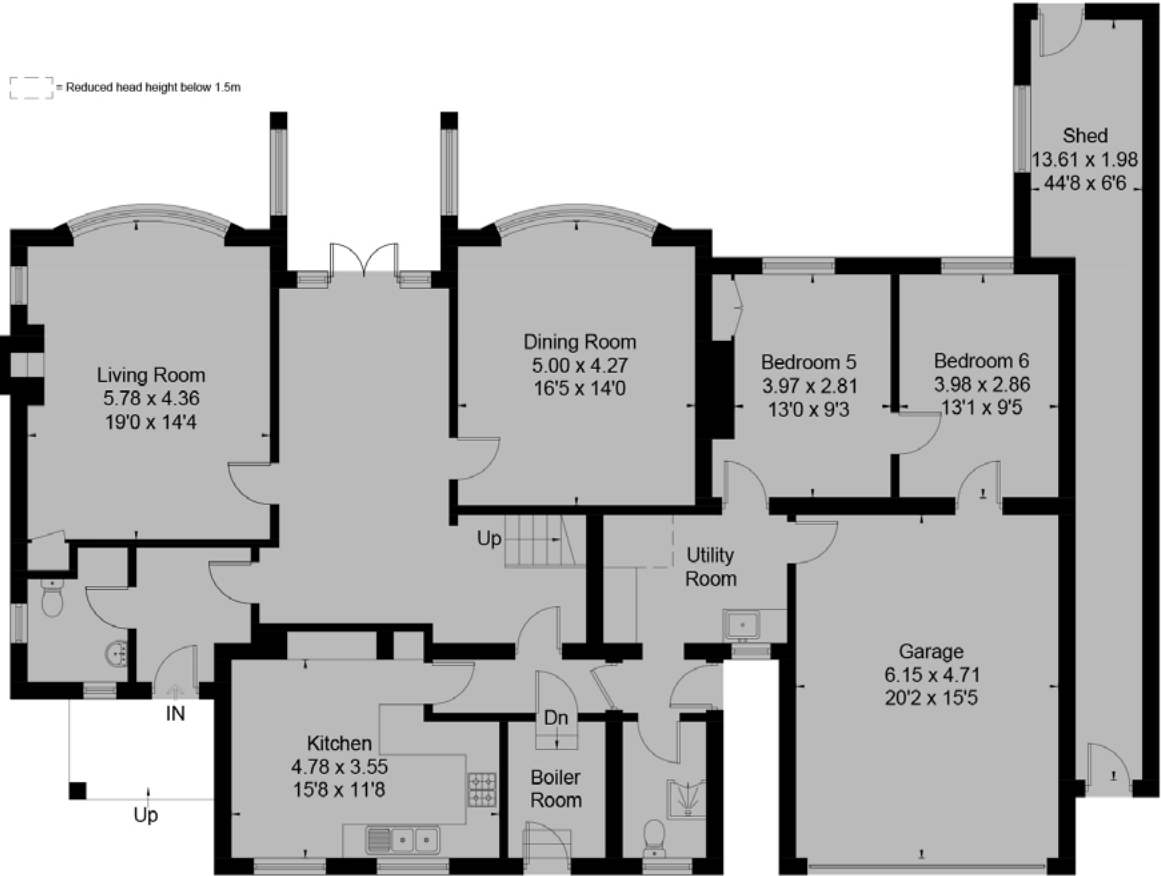
# Floorplan

St Just, 27 Sandbourne Road  
Alum Chine, Bournemouth, BH4 8JH

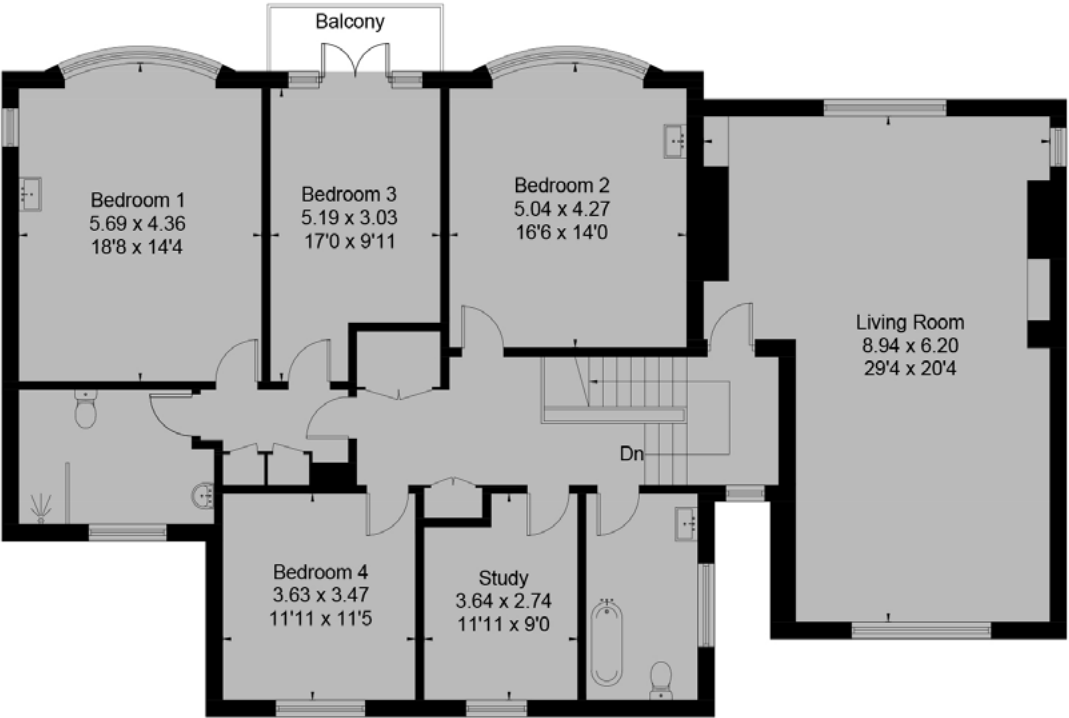
GROSS INTERNAL AREA

House: 3,514 sq. ft / 327 m²  
Garage : 312 sq. ft / 29 m²  
Total: 3,826 sq. ft / 356m²

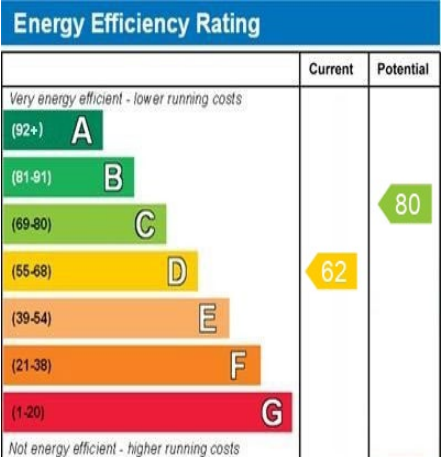
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor





# Summary

St Just occupies a clifftop position in what is regarded by many as the most prestigious road in Alum Chine.

Sea views are afforded from the house and south east facing gardens and the main dwelling is tucked away at the end of a long driveway accessed from a cul-de-sac. Sandbourne Road is the only section of the cliff top where houses have direct cliff access without a road in between.

The built form, including the single storey lean-to is substantial extending to just over 3,800 square feet including the integral garage. The house is thought to date from the early 20th century with a later addition in the form of a two storey wing. The layout is flexible and versatile with four / potentially five first floor bedrooms, two bathrooms and a choice of receptions including a 29' first floor sitting area.

There are some evocative original features including a panelled reception hall, oak staircase and attractive bay windows. It must be said the images date from 2024 but the dwelling is now vacant and it represents a significant restoration project but one which will reward with a completely stunning home at the end of it.

# Details

Guide Price:	£1,895,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£141,150**	
	Additional Home	£235,900**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2025/2026	£4,509.88pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + **Cliff top position**
- + **Sea views**
- + **South east facing garden**
- + **Complete restoration is required**
- + **Just over 3,800 sq ft**
- + **Flexible layout**
- + **Situated at the end of quiet cut-de-sac**
- + **Huge potential**
- + **Prestigious location**
- + **No forward chain**



# Our team



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