

Luxury+Prestige

ST JUST

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













TAKE A STEP INSIDE



Ryan Horan
Land & New Homes

01202 007373
ryan@luxuryandprestige.com

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

vimeo

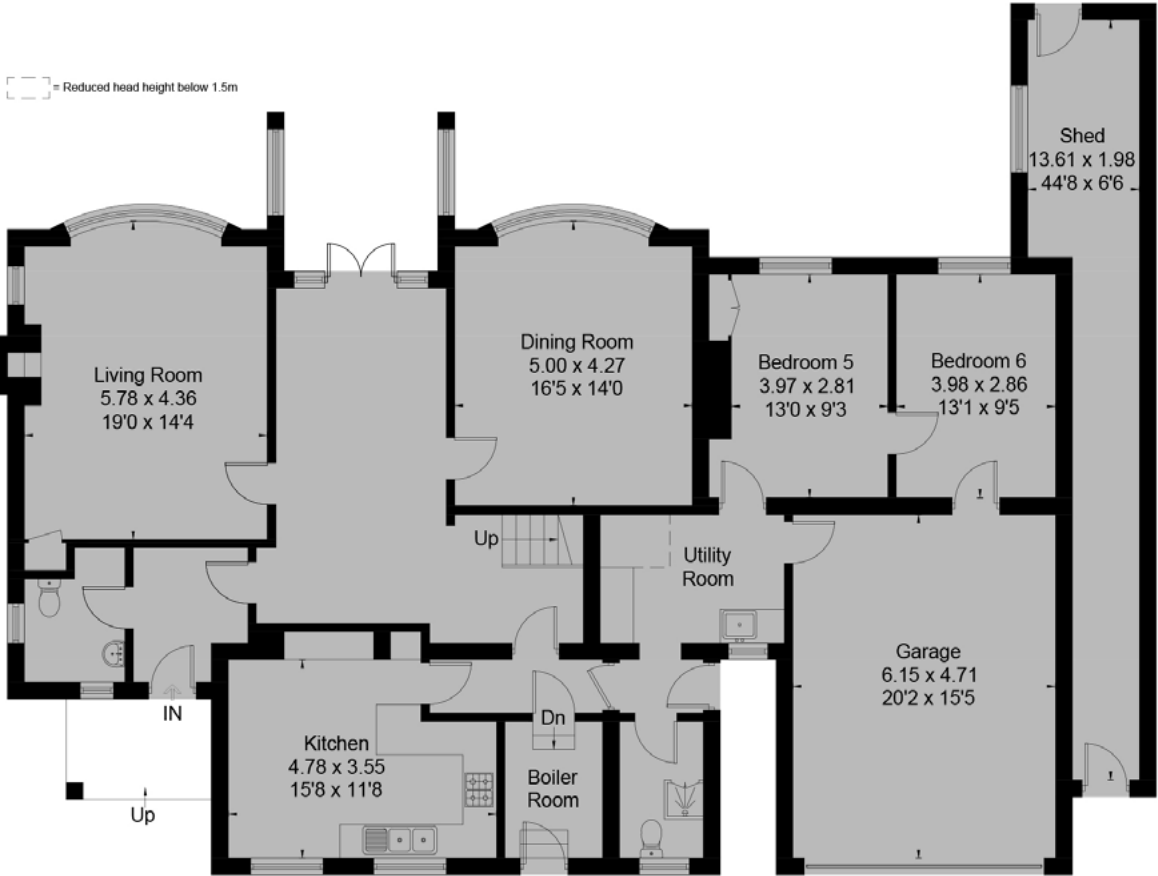
Floorplan

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

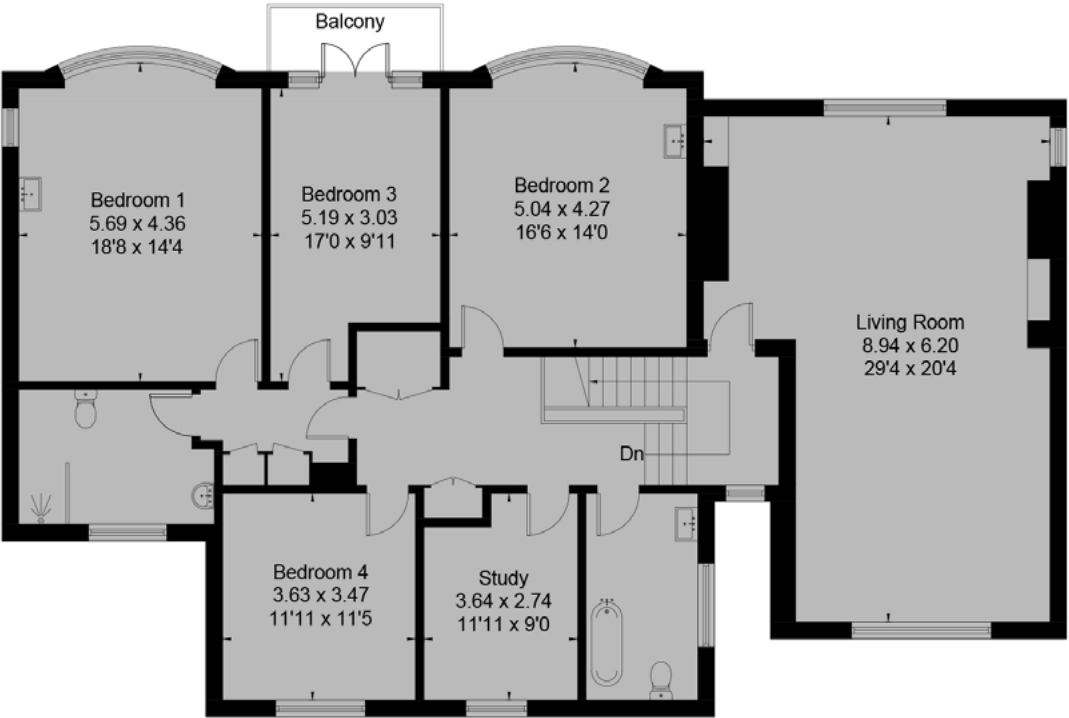
GROSS INTERNAL AREA

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

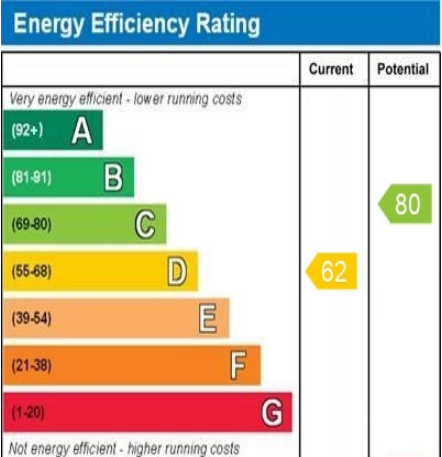
Sizes and dimensions are approximate, actual may vary.



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:	£1,500,000		
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	£93,750**	
	Additional Home	£168,750*	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2026/2027	£4,799.98pa***	
	*** 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



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

01202 007373
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

07944 986977
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

01202 007373
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	1137
Published:	February 2026

Ryan Horan
Land & New Homes

01202 007373
ryan@luxuryandprestige.com



Important notice
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com