

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*

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# Floorplan

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

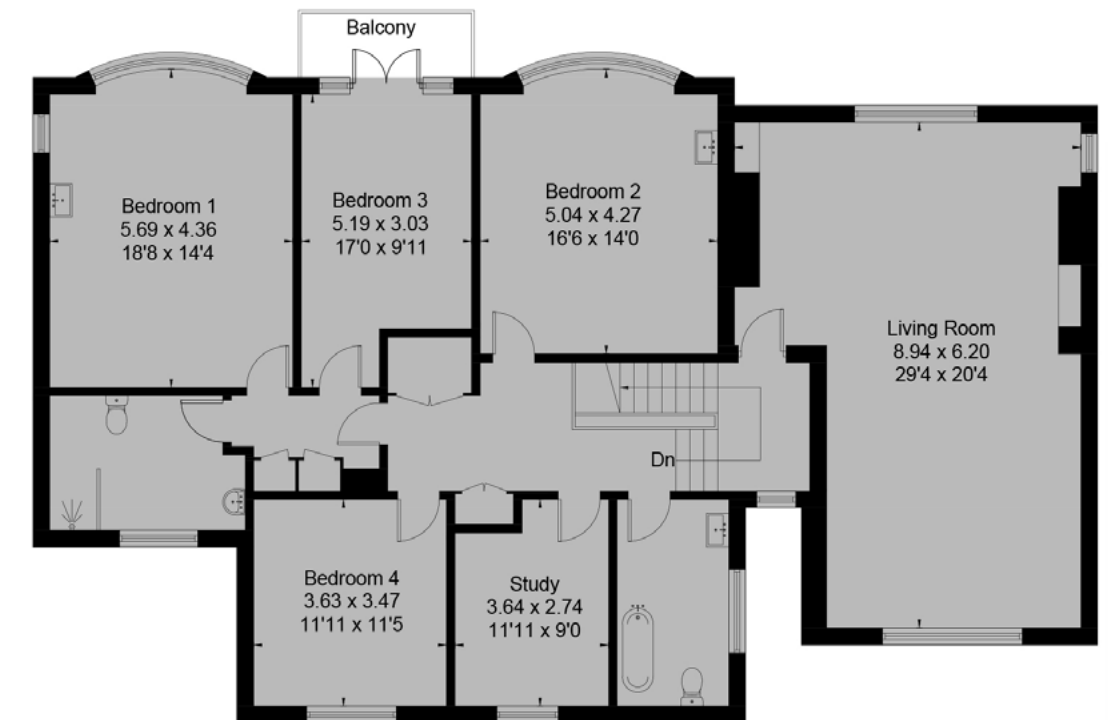
## GROSS INTERNAL AREA

House: 3,514 sq. ft / 327 m<sup>2</sup>  
Garage : 312 sq. ft / 29 m<sup>2</sup>  
Total: 3,826 sq. ft / 356m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor

[Dashed Box] = Reduced head height below 1.5m

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	80
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
62	

# 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:** £1,750,000

**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 £123,750\*\*  
Additional Home £211,250\*\*

\*\* 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



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