

39 Sandbourne Road

Alum Chine  
Bournemouth, Dorset  
BH4 8JH





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*Offers in excess of £2,500,000*

**\*\* Open House event 7th/8th August by appointment only \*\***

Sandpierre is an exceptionally rare property boasting tremendous potential and truly breath-taking views. The property is located in a very quiet cul-de-sac on the cliff top with absolutely no obstructions between the property and the panoramic vista.

## *Summary of Accommodation*

In & out drive

Occupying a generous south facing plot

Potential to be sold with no forward chain

Private rear garden with wonderful sea views

Extremely sought after quiet cul-de-sac location

Generous off-street parking with detached garage

6 double bedrooms • 4 reception rooms • 2 bathrooms

Character home with huge potential for further improvement

Moments walk from the area's renowned golden beaches

Open House event by appointment only 7th/8th August







Internally the property is configured over two floors with great room sizes, amazing ceiling heights and lots of large windows making the most of the stunning sea views while flooding the property with natural light.

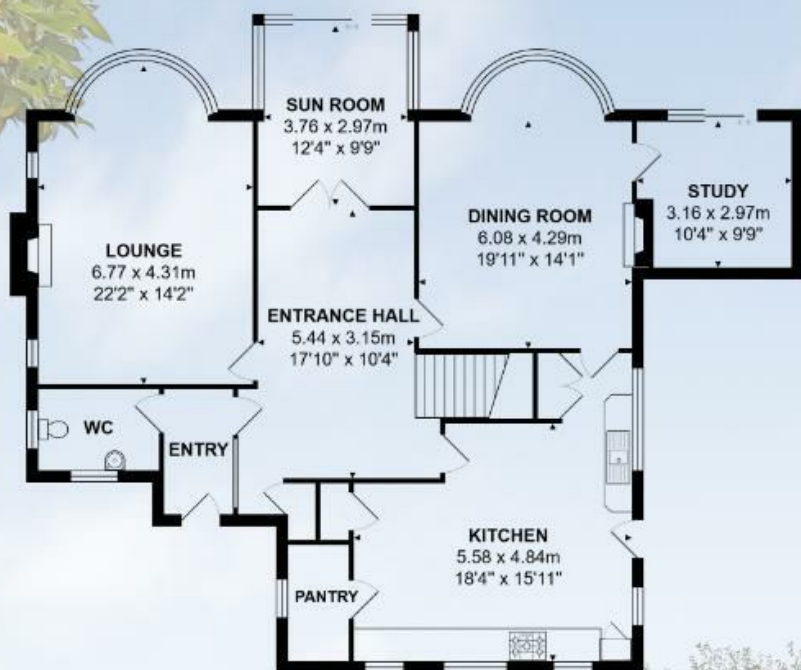
Throughout there are many original character features which enhance the homely feel of house and add to the grandeur. Currently the property spans across an impressive 2,817 sq ft of accommodation but subject to planning it could be extensively remodelled to modernise and add more square footage if required. That said, the property is presented in good order throughout and could make a perfect home for a wide range of buyers with some minor cosmetic work.

This property is all about the location and sea views. There are a finite number of residential houses in such a wonderful location and this is a really extraordinary opportunity for someone to buy a piece of the famous Dorset coastline.

From Sandpierre you are only moments away from the Blue Flag award winning beaches of Branksome. In addition, the property has a stunning, extensive south facing level landscaped garden with a well looked after outdoor pool, summer house by the cliff edge and viewing platform overlooking the beach from Bournemouth to Sandbanks.

We cannot express enough the unique opportunity presented by Sandpierre and advise that the property must be viewed to fully appreciate the wonderful accommodation, position and spectacular views.

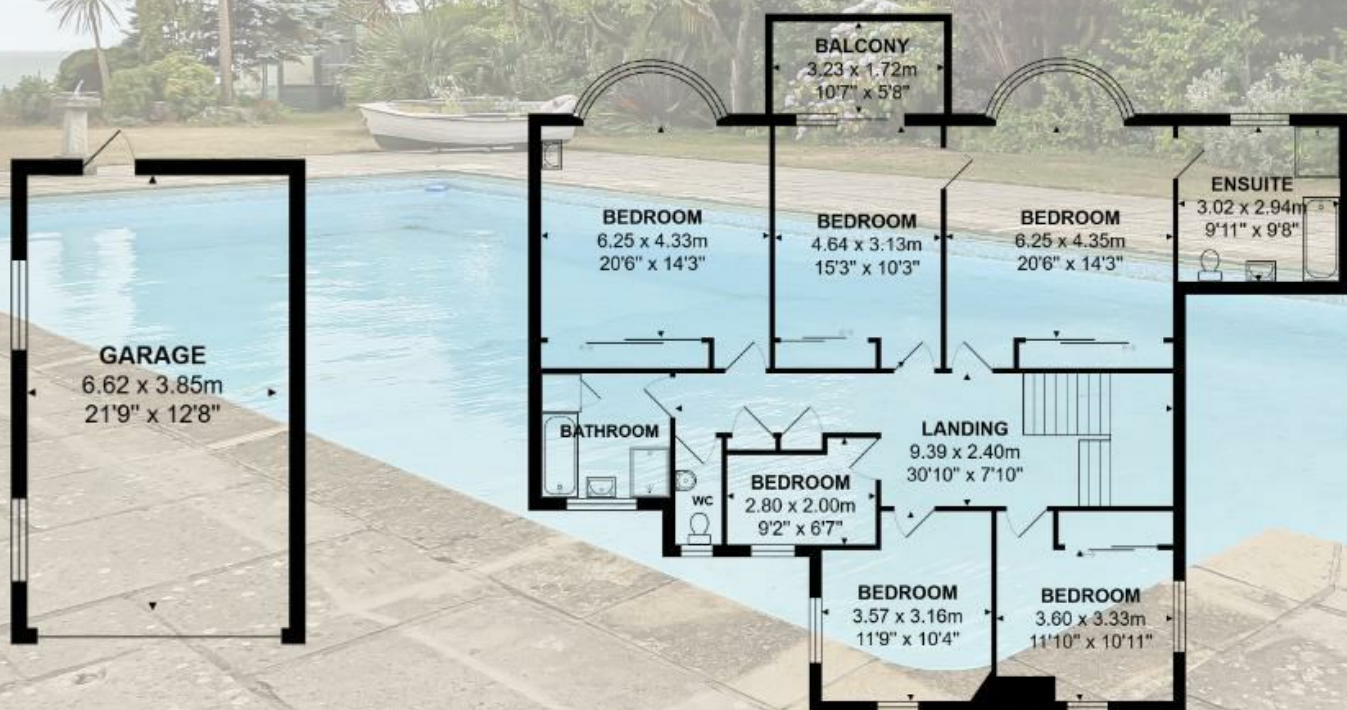




### GROUND FLOOR

Total Area: 286.4 m<sup>2</sup> ... 3083 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### FIRST FLOOR

## Lloyds Property Group

PROPERTY NAME

39 Sandbourne Road

LOCATION

BH4 8JH

TOTAL FLOOR AREA

3083.00 sq ft

COUNCIL TAX

Band H BCP (Bournemouth)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3648

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*