

Luxury+Prestige

PANORAMA HOUSE

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

























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vimeo

Floorplan

Panorama House, 25 Sandbourne Road,
Alum Chine, Bournemouth, BH4 8JH

GROSS INTERNAL AREA

House:	5,369 sq. ft / 499 m²
Basement:	1,937 sq. ft / 180 m²
Outbuilding:	603 sq. ft / 56 m²
Overall Total:	7,909 sq. ft / 735 m²

Sizes and dimensions are approximate, actual may vary.



Summary

The term “Landmark Property” is often used but seldomly is it more apt than here at Panorama House.

Tucked away at the end of Sandbourne Road it literally turns the corner of the clifftop overlooking Alum Chine and the beaches below in a remarkable location and one which benefits from a unique viewpoint. It is worth mentioning that one boundary abuts the chine itself meaning the view is unspoiled. Sandbourne Road is the only section of the cliff top where houses have direct cliff access without a road in between. Panorama House has been home to the rich and famous and its guest list includes some illustrious names from the past. It was constructed in the pre-war era to what was clearly great expense and it changed hands over the proceeding years until the current owners acquired it in 2006. They spent a fortune updating and reinventing the house to suit their own needs. The result is a quirky and clearly cherished family home by the sea with a huge amount of character and lots of up to date features. The built form of the main dwelling extends to over 7,000 square feet including the basement where there is a snooker / games room and a media room in addition to storage and utility areas. On the upper floors there is a total of seven bedrooms and six bathrooms. The children’s bedrooms on the very top floor have very charming hideaway mezzanines which were no doubt very popular with younger members of the family. On the ground floor there is a spectacular reception hall, choice of receptions, a kitchen / diner as well as a gymnasium and in addition to the beautiful decorative finishes everywhere the specification even includes Lutron lighting and Control4 automation. The grounds take this home to another level and include various viewpoints overlooking the beach below in addition to manicured lawns and landscaped areas on different levels and a huge decked terrace over the site of an outdoor swimming pool, which has the potential to be reinstated. There are numerous outbuildings reflecting the potential to enjoy the benefits of such a spectacular location. Panorama House is a one-off in the truest sense and no doubt new owners will take the opportunity to add their own mark in addition to those who have already enjoyed living here before them.

Details

Guide Price:	£3,950,000
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 £387,750** Additional Home £585,250** ** 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

- + A landmark house
- + Superb sea views
- + Wonderful grounds
- + Nearly 8,000 square feet of built form
- + Seven bedrooms, six bathrooms
- + Choice of reception rooms
- + Fortunes spent by current owners
- + Games room, media room, gym, steam room & sauna
- + Beautiful reception hall
- + No forward chain

Our team



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