

68 Florence Road, Lower Parkstone,  
Poole, Dorset, BH14 9JF



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# 68 Florence Road, Lower Parkstone, Poole, Dorset, BH14 9JF

## FREEHOLD PRICE £365,000

A charming, character two double bedroom terraced home with a delightful south facing garden, beautiful kitchen/dining room, cosy sitting room, conservatory and spacious bathroom. This home is stylish throughout with modern fittings, combined with original features. It is tastefully decorated, has wood effect flooring in the main reception/kitchen area, plantation shutters and offers double glazing and gas central heating and landscaped garden with a summer house. This perfect family home is located within easy reach of Penn Hill shops and is currently in the school catchment for Courthill Infant School & Baden Powell Junior School.

- Stylish 2 double bedrooms terraced home set in a popular location
- Beautifully presented throughout with stylish décor in cool relaxing tones
- Charming open plan kitchen/dining room fitted in a range of pale grey shaker style units with work tops over and integrated hob, oven, extractor, dishwasher, free standing fridge/freezer and space and plumbing for washing machine
- Dining area has a feature fireplace and recess display storage unit
- Cosy lounge with feature fireplace and bay window with plantation shutters
- Conservatory with replaced roof that leads onto the garden
- Generous 4 piece family bathroom with walk in double shower, bath, wash basin and wc
- Both bedrooms with wardrobes
- Gas central heating & double glazing
- Sold with plantation shutters, lights and blinds
- Delightful southerly facing landscaped rear garden with deck, shaped borders with flowers and shrubs and artificial lawn. Side lean to off the kitchen for covered storage
- Garden summerhouse that is used as another room to relax in
- Rear access to garden via a private lane
- On street unrestricted parking
- Currently in the catchment area for Courthill Infant School & Baden Powell Junior School

Florence Road is just over half a mile from Penn Hill with its café culture offering a range of bars, restaurants, shops, and a patisserie and Ashley Cross is just over ½ a mile away. Branksome Park is just over a mile away and provides a lovely walk through the chine to Branksome Beach. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. In terms of schooling, the property currently falls into the Baden Powell and Courthill School catchment areas.

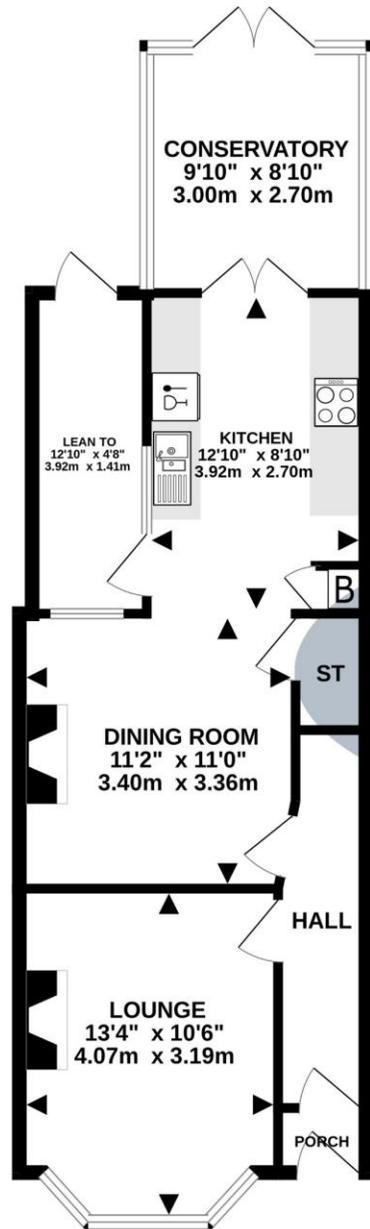
**COUNCIL TAX BAND: B**

**EPC RATE: D**

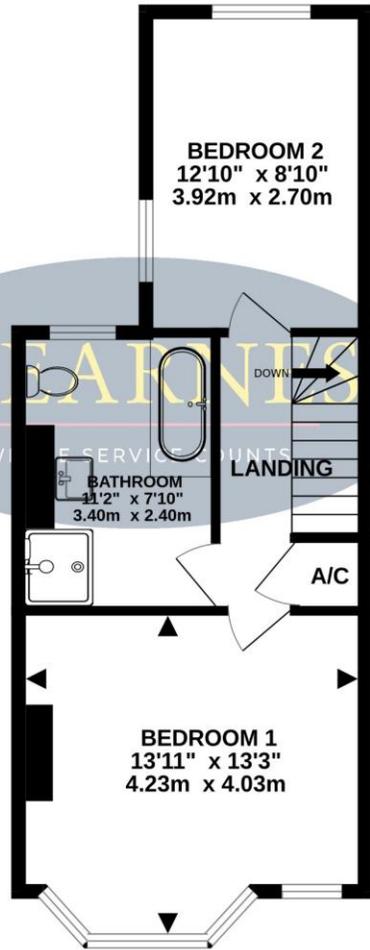
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



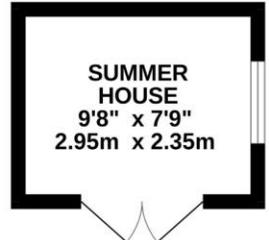




GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



OUTBUILDING  
75 sq.ft. (6.9 sq.m.) approx.

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1081 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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