

**100 Florence Road, Lower Parkstone, Poole,
Dorset, BH14 9JG**



HEARNES

WHERE SERVICE COUNTS

100 Florence Road, Lower Parkstone, Poole, Dorset, BH14 9JG

FREEHOLD GUIDE PRICE £350,000- £360,000

A charming, character, Victorian 3 bedroom, 2 reception room terraced home with a delightful garden and set in a very desirable location. Offering accommodation over 3 floors and benefitting from a large lounge dining room with high ceilings, kitchen/breakfast room, large family bathroom, and permit residents parking. Built approximately 120 years ago as railway cottages, these homes have become very popular and incredibly desirable. The current owners have lived at the property for 16 years and it has been a wonderful home to raise their children.

- A characterful 3 bedroom 2 reception room mid terrace house set in a quiet and sought after location in Lower Parkstone
- Kitchen/breakfast room with ample surfaces and cupboard space with fitted appliances to include 4 ring gas hob, extractor, double oven, fridge/freezer and freestanding washing machine, tumble dryer and dishwasher
- Lounge/dining room with bay window, Pergo wood effect flooring and feature fireplace
- Conservatory leading to the garden
- 4 piece bathroom
- All bedrooms with fitted/built in wardrobes
- Gas central heating and double glazing
- Very private southerly facing garden with patio. Area of lawn and garden store/workshop to the rear
- The vendors are suited!

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.

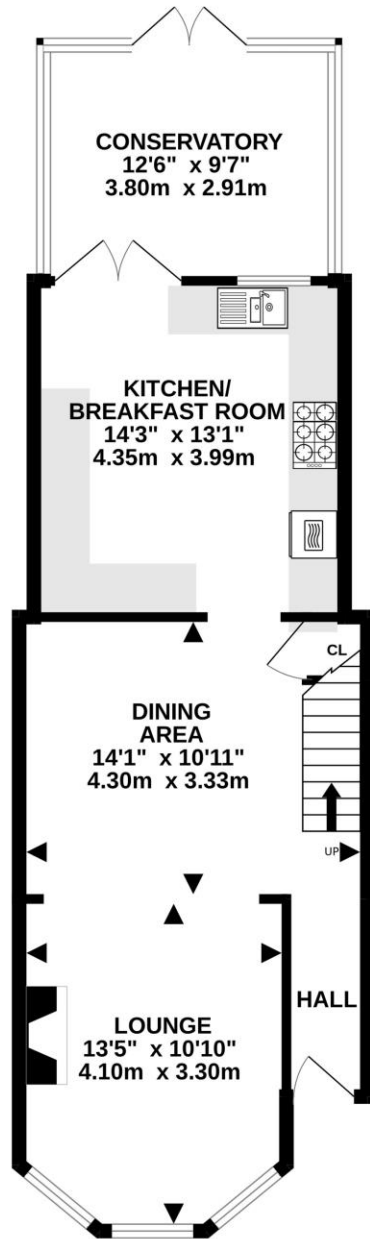
COUNCIL TAX BAND: B

EPC RATE: E

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







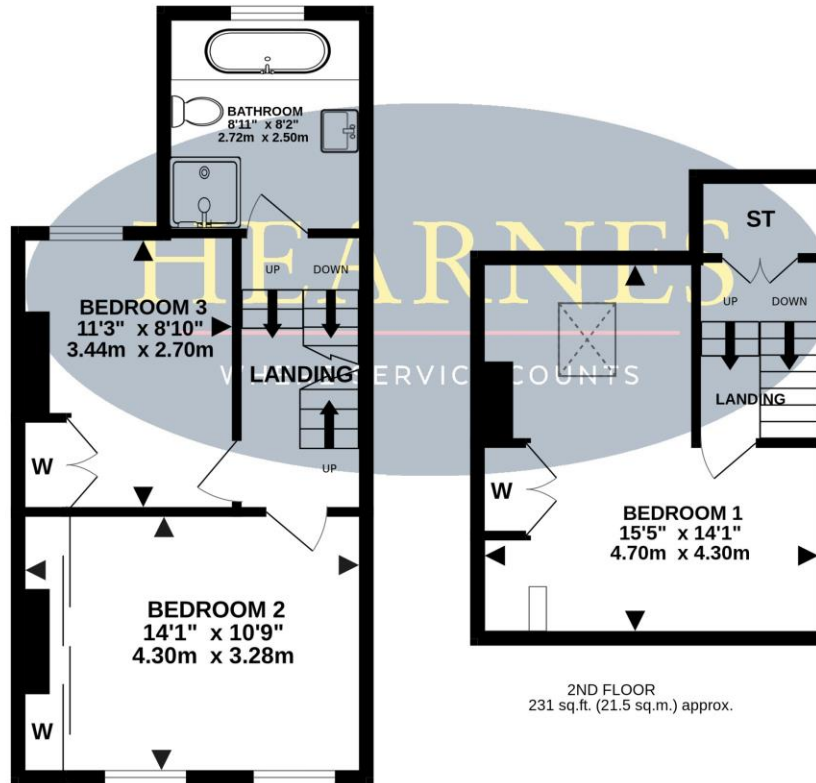
GROUND FLOOR

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

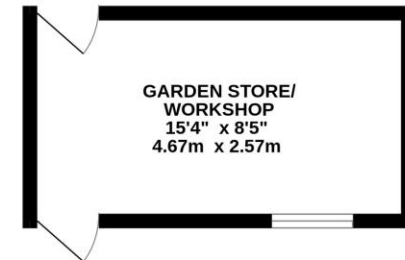
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



OUTBUILDING
129 sq.ft. (12.0 sq.m.) approx.





www.hearnnes.com

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