



FLAT 4, 16 FLORENCE  
ROAD  
BOSCOMBE  
BH5 1HF

ASKING PRICE  
£250,000  
SHARE OF FREEHOLD

“Superb one bedroom  
ground floor garden  
flat with private en-  
trance with generous  
private garden, less  
than half a mile to  
Boscombe’s golden  
sandy beaches.”

**Winkworth**

for every step...

ASKING PRICE £250,000

Spacious Double Bedroom  
Open-plan Lounge/Diner  
Private Garden  
Modern Kitchen  
Allocated Parking  
Modern Tiled Bathroom  
Share of Freehold

EPC: C | COUNCIL TAX: A | LEASE 112 YEARS REMAINING SERVICE  
CHARGE £1,842 PA | GROUND RENT N/A | PETS BY CONSENT |  
HOLIDAY LETS BY PERMISSION

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### Why Florence Road?

Florence Road enjoys a convenient location close to Boscombe's vibrant high street and approximately half a mile to Boscombe beach with a promenade from Hengistbury head to Sandbanks.

The heart of this delightful flat is the open plan kitchen living space. The sliding door provides direct access to the garden and floods the room with natural light. The generously proportioned area easily accommodates both dining and lounge furniture, making it an ideal space to simply relax or entertain. The modern kitchen, features stylish monochrome units with a range of appliances, including an integrated washer/dryer, dishwasher, and a Siemens mid height double oven paired with a sleek ceramic hob, complimented with a composite sink and quartz countertops.

Additionally, there is ample space for a freestanding fridge freezer, ensuring all your storage needs are met.

The bedroom is a generous double in size, with ample space for bedroom furniture with views over the private courtyard. There is an additional room which could be used as a home office or dressing room. The bathroom is well appointed with a bath with overhead shower, vanity unit with built in wash hand basin, WC, heated ladder towel rail with stylish part tiled walls and vinyl flooring. Notably, this property has been recently decorated, exuding a fresh and contemporary ambiance. For your utmost comfort, a wireless heating system has been installed.

Step outside and discover your own personal oasis - a spacious fully enclosed private garden adorned with an inviting artificial

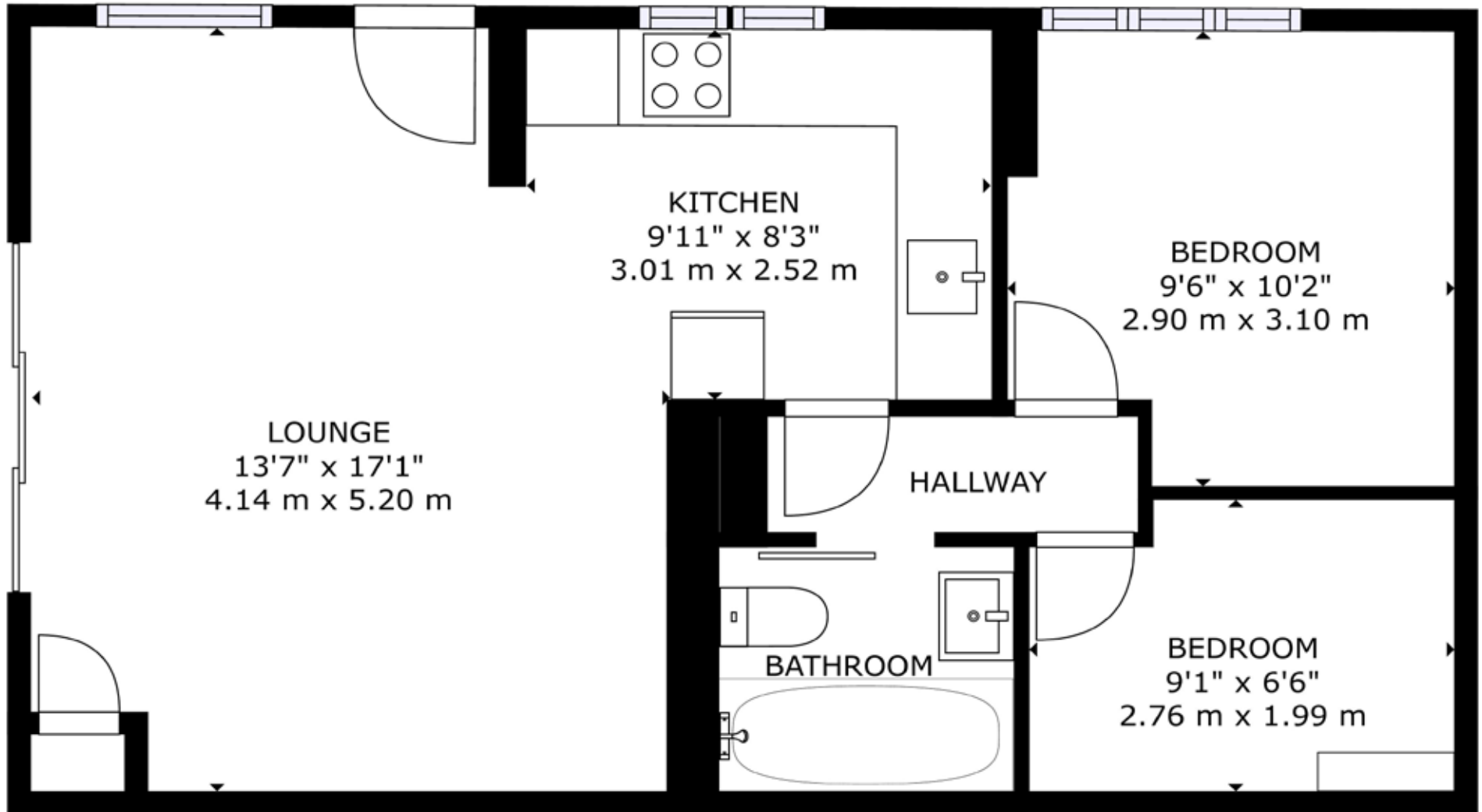


lawn and a secluded paved area ideal for enjoying al fresco dining and perfect for tranquil moments of relaxation. There is allocated parking to the front of the property.

#### Why Boscombe Spa?

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





GROSS INTERNAL AREA  
 FLOOR 1: 515 sq. ft, 48 m<sup>2</sup>  
 TOTAL: 515 sq. ft, 48 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1  
 DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





Ariana Woolrych

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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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