



**Connells**

Whitstable Road  
Faversham



Whitstable Road  
Faversham ME13 8BT

for sale offers in the region of  
**£475,000**



Viewings are highly recommended on this deceptively spacious, three-bedroom, Victorian home set in a sought-after location in Faversham.

The property is conveniently located for nearby newsagents, bus routes and schools within walking distance. The property provides easy access via Whitstable Road to the A2 and M2 roadways leading to Ashford, Canterbury and London.

The accommodation is spread over three floors to include a spacious living room with bay window, separate dining room with open fireplace leading through to the modern kitchen and bathroom to the rear.

To the first floor you will find three bedrooms, the spacious main bedroom to the front of the house enjoying its own bay window, a middle bedroom with storage cupboard over the stairs and spacious third bedroom.



The home also includes a basement room, currently used for storage, but could be upgraded as a further room or study, subject to the usual building consents. Outside there is a well-maintained rear garden with lawn and patio areas and a gate to the rear.

## ACCOMMODATION

### Entrance Hall

### Lounge

11' 1" x 13' 1" (3.38m x 3.99m)

Bay window to front. Radiator.

### Dining Room

11' 5" x 13' 11" (3.48m x 4.24m)

Window to rear. Open fireplace with stove hearth. Radiator. Doorway into the hall.

### Kitchen

10' 3" x 7' 9" (3.12m x 2.36m)

Window. Fitted kitchen with bespoke handmade glass-fronted wall units & base cupboards underneath. Cooker/hob, sink/drainer. Part tiled walls. Combination Gas Boiler. Tiled floor.

### Bathroom

Window. Suite of: WC, washbasin and bath with shower over. Radiator. Tiled floor.

### Basement

14' 1" max x 12' 11" max (4.29m max x 3.94m max)

Window. Gas & electric meters.

### First Floor Landing

Gallery landing. Carpet. Loft hatch. Radiator.

### Bedroom One

14' x 13' 3" into bay (4.27m x 4.04m into bay)

Bay window. Carpet and radiator.

### Bedroom Two

11' 6" x 10' 10" max (3.51m x 3.30m max)

Window. Wooden flooring. Radiator.

### Bedroom Three

10' 5" x 7' 11" (3.17m x 2.41m)

Window. Carpet. Radiator.

## Outside

### Rear Garden

Mainly laid to lawn, with patio perfect for alfresco dining. Rear gated pedestrian access.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

**EPC Rating: D**

Tenure: Freehold

**[check out more properties at connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FAV102806 - 0005