



**SAXON SHORE**  
— ESTATE AGENTS —



## **4 Bedlington Sq, Market Place, Faversham, Kent ME13 7BA** **Offers in excess of £250,000**

Introducing this well presented, one bedroom terrace house on Bedlington Square in Faversham. Located in the heart of town, just a stones through from the Guildhall and medieval Market Place, in a small community of dwellings with gated access from either end offering security and privacy. Brought to market chain free.

Accommodation spans across two floors and consists of an open plan living/dining space and kitchen with under floor heating and an electric heater to the ground floor, and upstairs is a large bedroom and a full bathroom.

Outside to the front is a peaceful courtyard offering a peaceful space to relax and unwind although situated in such a central location with easy access to Faversham's bustling cafes, pubs and restaurants.

This property also benefits from secure, allocated parking, which, as many will know is a rarity in Faversham's centre.

Don't miss your chance to make this unique house, your new home, contact us today to arrange a viewing!



**Kitchen/living area**  
27'5 x 12'6 (8.36m x 3.81m)



**Landing**



**Bedroom**  
20'3 x 13 (6.17m x 3.96m)



**Bathroom**  
7'2 x 6'9 (2.18m x 2.06m)



**Courtyard**



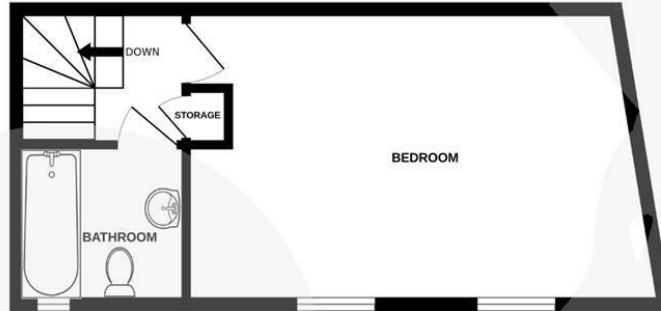
**Gated Car Park**



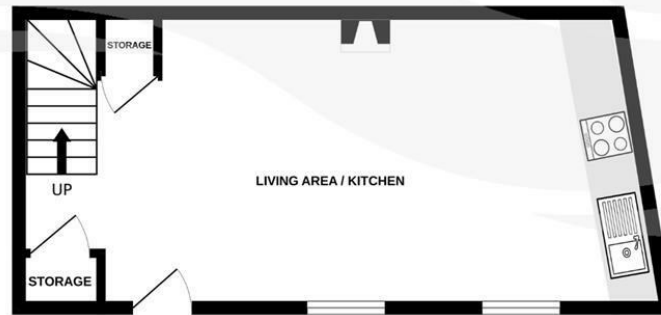
**Market Place**



1ST FLOOR  
30.6 sq.m. (330 sq.ft.) approx.



GROUND FLOOR  
30.4 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 61.0 sq.m. (657 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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