



**SAXON SHORE**  
— ESTATE AGENTS —



## **18 Abbey Street, Faversham, Kent ME13 7BE**

### **Offers in excess of £350,000**

Introducing this charming, grade 2 listed cottage located on Faversham's ever popular Abbey Street. Situated close to the town centre and main line train station, brought to market with no onward chain. The cottage is packed full of period features and is in extremely good condition.

Accommodation spans across three floors and comprises of an entrance hall, a sitting room with working fireplace and a window seat, a kitchen with space for a small table, and bathroom to the ground floor.

Upstairs are two bedrooms a large double with a walk in cupboard and good size single.

On the lower ground floor is a cellar which could be used for a multitude of purposes.



## Entrance Hall

3'3" x 4'6" (1 x 1.38)

## Lounge

12'8" x 16'10" (3.87 x 5.15)



## Kitchen/Dinning Room

13'7" x 6'6" (4.16 x 2)



## Bathroom

5'9" x 7'4" (1.76 x 2.24)



## Cellar

10'8" x 15'6" (3.27 x 4.74)



## Staircase



## Bedroom 1

12'11" x 15'6" (3.94 x 4.74)



## Bedroom 2

13'7" x 6'6" (4.16 x 2)



## Garden



CELLAR  
16.1 sq.m. (174 sq.ft.) approx.

GROUND FLOOR  
33.3 sq.m. (358 sq.ft.) approx.

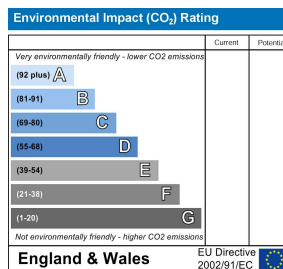
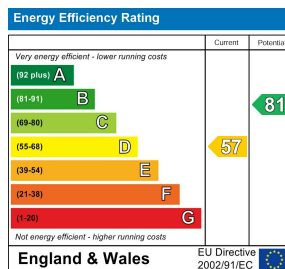
1ST FLOOR  
27.3 sq.m. (294 sq.ft.) approx.



ABBEE STREET, FAVERSHAM ME13 7BE

TOTAL FLOOR AREA: 76.7 sq.m. (825 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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