



SAXON SHORE
— ESTATE AGENTS —



2 St. Anns Road, Faversham, ME13 8RQ

Offers in excess of £699,995

Introducing this spacious, four bedroom, bay fronted, semi detached Victorian house on St Anns Road in Faversham. Located within walking distance to the town centre and close to the train station making it an ideal home for commuters.

Accommodation spans across three floors and comprises an entrance hall to, a sitting room with bay window and feature fire place, a double bedroom also with feature fire place, a wet room/shower room and separate W/C to the ground floor.

Downstairs is a modern kitchen connected via an archway to a spacious lounge/dining room, a large pantry, a utility room and a W/C.

Upstairs on the first floor are two double bedrooms, a single bedroom currently used as a study, and a W/C.

Entrance Hall



Dining Room
16'4 x 11'8 (4.98m x 3.56m)



Kitchen
14'1 x 10'4 (4.29m x 3.15m)



Pantry



Utility Room
6'7 x 4'10 (2.01m x 1.47m)



WC
Sitting Room
16'4" x 11'10" (4.98 x 3.61)



Bedroom 3
14'4" x 10'7" (4.37 x 3.23)



Shower Room
8'9 x 6'5 (2.67m x 1.96m)



WC

Bedroom 1
15'10" x 13'6" (4.83m x 4.14m)



Bedroom 2
14'3 x 10'7 (4.34m x 3.23m)



Bedroom 4
8'11" x 6'5" (2.72 x 1.98)



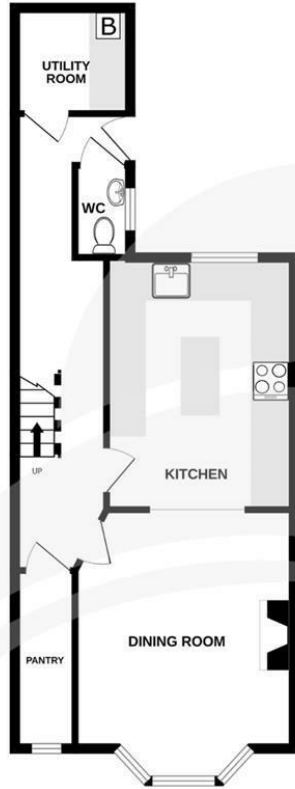
Garden



Landing



BASEMENT
50.1 sq.m. (540 sq.ft.) approx.



GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 148.2 sq.m. (1595 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			
		58	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		49	61
England & Wales		EU Directive 2002/91/EC	

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