



SAXON SHORE
— ESTATE AGENTS —



96 Athelstan Road, Faversham, ME13 8QW

Offers in excess of £550,000

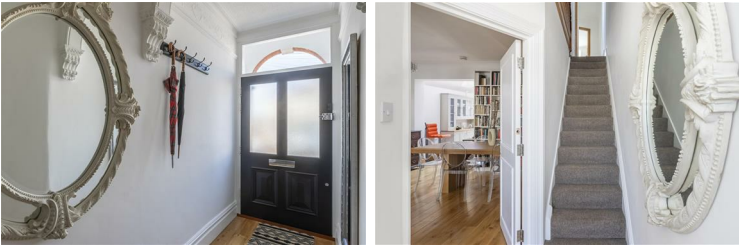
Introducing this no chain well presented, four bedroom, semi detached house on the increasingly popular Athelstan Road in Faversham. Located within walking distance to the town centre and the train station, and within the catchment area for several highly rate schools.

Accommodation spans across three floors and comprises an entrance hall, a lounge with bay window and feature fire place, a dining room with working wood burner connected via an open archway to a light and bright, modern kitchen with french doors that open onto the garden, and a shower room to the ground floor.

Upstairs on the first floor are two double bedrooms both with feature fireplaces, a single bedroom currently used as a study, and a full bathroom.

On the second floor is the master bedroom with double aspect windows.

Entrance Hall



Lounge
12'5" x 13'8" (3.79 x 4.19)



Dining Room
16'8" x 12'9" (5.1 x 3.89)



Breakfast Room / Kitchen
16'8" x 13'8" (5.10 x 4.18)



Shower Room
9'1" x 7'2" (2.78 x 2.20)



Landing



Bedroom 2
16'8" x 11'10" (5.10 x 3.61)



Bedroom 3
11'7" x 12'9" (3.54 x 3.89)



Bedroom 4
6'6" x 8'8" (2 x 2.65)



Bathroom
9'1" x 12'3" (2.78 x 3.74)



Bedroom 1
14'11" x 19'10" (4.55 x 6.07)



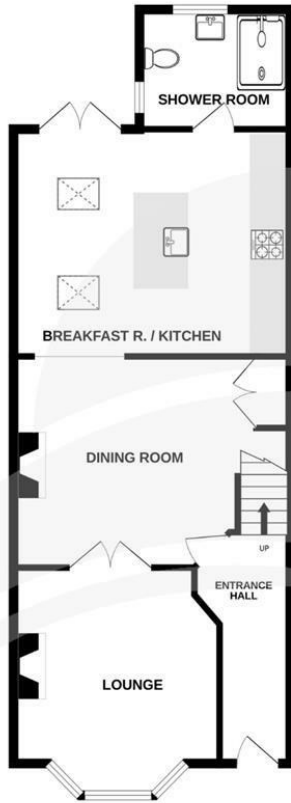
Garden



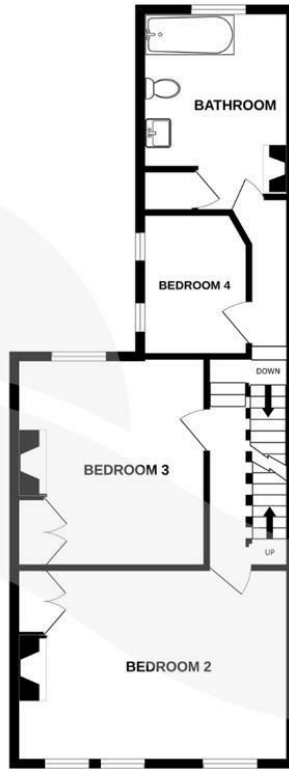
Summer House



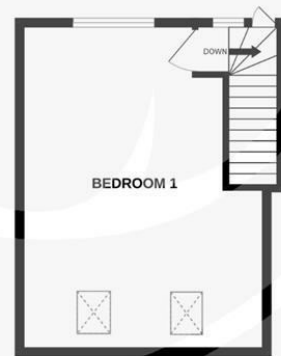
GROUND FLOOR
65.6 sq.m. (706 sq.ft.) approx.



1ST FLOOR
54.4 sq.m. (586 sq.ft.) approx.



2ND FLOOR
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA: 148.3 sq.m. (1597 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			
England & Wales		74	82
		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			
England & Wales			
		EU Directive 2002/91/EC	

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