



FOUNDATION

01227 752617

[sales@foundationstateagents.co.uk](mailto:sales@foundationstateagents.co.uk)

[www.foundationstateagents.co.uk](http://www.foundationstateagents.co.uk)



43 South Road, Faversham ME13 7LS

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS



Freehold



## 43 South Road, Faversham ME13 7LS

- Imposing Victorian Residence
- Flourishing In Period Features
- Elegant Fireplaces & Original Cornicing
- Almost 2500 Sq.Ft Of Versatile Space
- Opportunity To Further Enhance
- Open Plan Living Areas & Five Bedrooms
- Guest Annexe With Kitchenette & Private Bathroom
- Victorian Walled Rear Garden
- Minutes To The Town Centre & Train Station

### SITUATION:

The property is conveniently situated in South Road, which enjoys an extremely central location, easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St.

Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



#### DESCRIPTION:

An extraordinary imposing Victorian town house situated on South Road, one of the most sought after locations in Faversham, set over five floors the property offers almost 2500 sq.ft of characterful and exceptionally versatile accommodation.

The property has a plethora of period features which includes Victorian fireplaces, incredible high ceilings, original cornicing, stripped floorboards and well-maintained wooden sash windows. It has been with one family since 2016 and offered an incredible amount of space whilst their children grow, it now presents an opportunity to a new family who could adapt and potentially further enhance the period residence.

A row of ten architecturally uniformed houses, built in the late 1800's with striking red brick facades, complemented by original sash windows and dark iron railings. A double canted bay window extends down into the lower ground floor where one will find the

much-desired basement kitchen, whilst a few steps rise to the handsome, original front door.

The hallway is flourishing in period features with intricate architrave, detailed corbels and stripped floors, to the left an elegant sitting room displays original cornicing and an attractive fireplace whilst wooden, panelled bi-fold doors open into the family room/study which has a similar feature.

Staircases are bare, and the balustrade demonstrates the fine joinery from former years, from the ground floor hallway there is a bathroom and stairs which descend to the lower ground floor, where one will find an open plan kitchen dining room which has been fitted with an array of wall and floor units, complemented by metro style tiles.

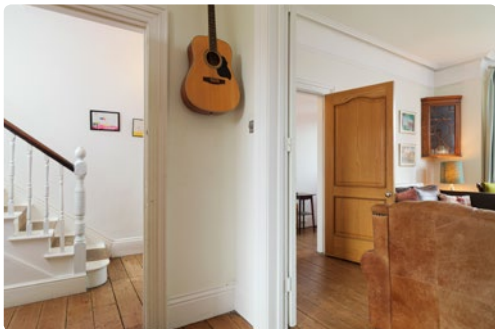
There is potential to fully open the space on by taking out the hallway that runs between the kitchen and cloakroom, a utility room

provides space to for laundry appliances and could be extended squaring off the living area.

There are five double bedrooms configured over the top three floors, with another family bathroom. The top floor has a small annexe/guest room with kitchenette and ensuite shower room. This is ideal for a teenager looking for independence or alternatively a holiday let/student residence to provide additional income.

#### OUTSIDE:

A Victorian walled rear garden stretching out to approx. 70ft, there is a patio area accessed directly from the lower ground floor, this steps up onto lawn where one will find a log cabin summer house. A gate at the rear of the garden leads to a communal alley way where waste bins can be taken out. Parking is available in South Road, and Stone Street with permits available for approx. £45 a year.





















43 South Road, Faversham, Kent, ME13 7LS

Approximate Gross Internal Area (Including Low Ceiling) = 230 sq m / 2475 sq ft  
Outbuildings = 14 sq m / 154 sq ft

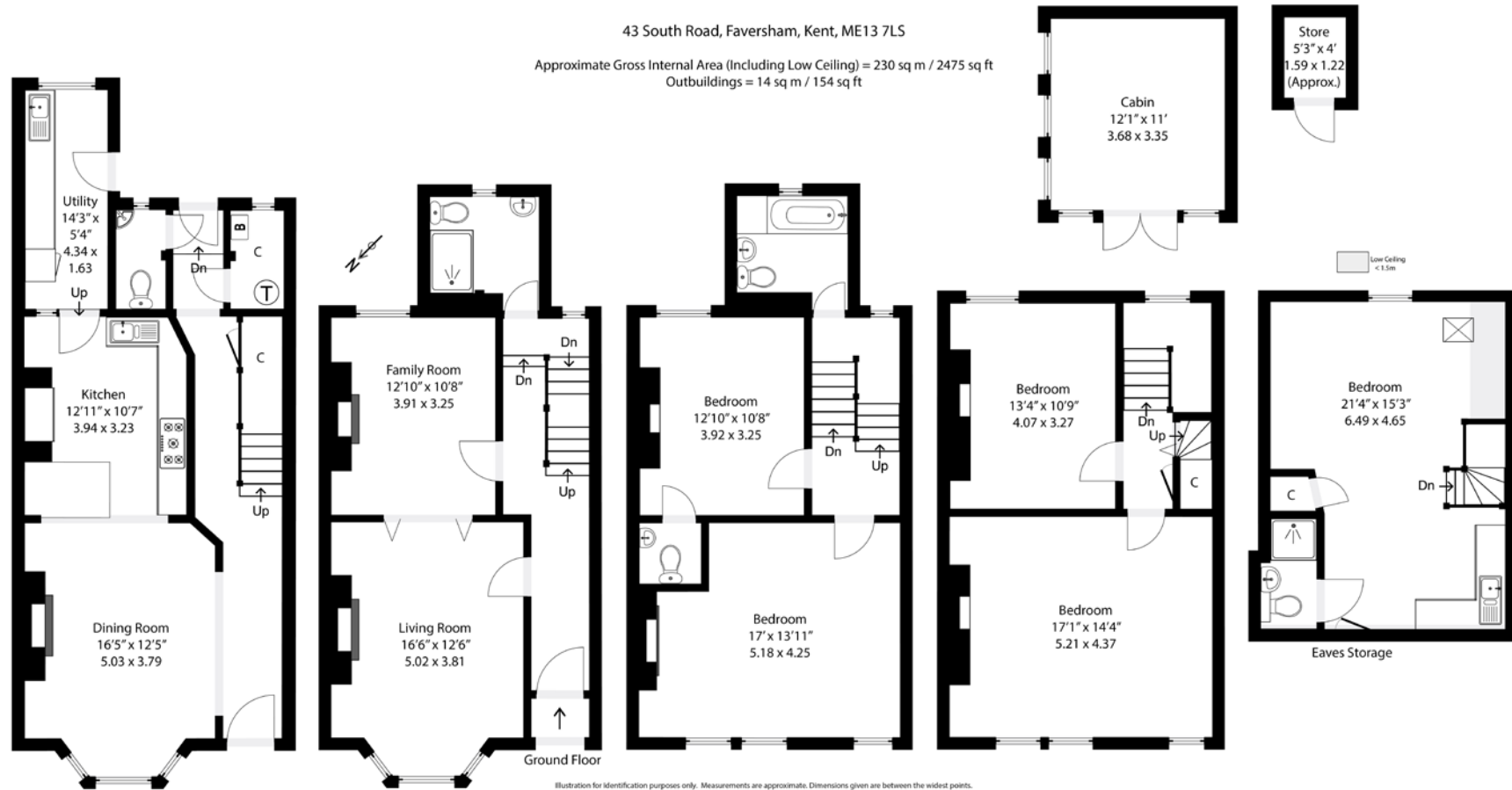


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 2639 sq. ft (244 sq. m)  
HOUSE: 2475 sq. ft (230 sq. m)  
CABIN: 154 sq. ft (14 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

