



8 Abbey Wharf
Belvedere Road | Faversham | Kent | ME13 7UT

FINE & COUNTRY

Seller Insight



This is an exciting opportunity to acquire a wonderful, Creekside property situated in one of Faversham's most coveted locations. The property comes complete with ample parking, private garden, and two balconies that are designed to make the most of the exquisite views," says the vendor.

"Number 8 Abbey Wharf is one of a collection of only ten luxury waterfront homes in an exclusive gated development, positioned by Faversham Creek that are built to an exceptionally high specification. The rooms are bright, light, and airy and are made for day-to-day family life and entertaining. The balconies are a fabulous feature and I can't think of anywhere better to relax with friends on a summer afternoon or evening with a glass or two of something chilled, whilst taking in the uninterrupted views."

"Traditionally styled externally to blend into its surroundings, upon entering the property it becomes quickly apparent that it is ideal for contemporary lifestyles. The layout flows beautifully and the developer has utilised the very latest technology in modern building techniques and energy efficiency. The entrance hall provides a bright and warm welcome that sets the tone for the rest of the property; the kitchen is a real stand out room completed to the highest level with impressive quartz worktops and built in appliances, including a wine fridge. This would be a great space for guests and hosts to socialise together whilst cooking."

"There are four good sized bedrooms, two of which have ensembles and superbly crafted built-in wardrobes. The family bathroom combines style with practicality and I think one of my favourite rooms includes a dramatic feature window and vaulted ceilings."

*"The location is extremely convenient as amenities and good transport links are easily accessible. The historic Standard Quay is within walking distance and is home to a collection of unique shops and leisure facilities, including a charming tea room, restaurants, wine bar, independent butcher, and antiques store. It's the perfect end to a scenic walk by the water with tasty food, drink, and quirky shops."**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

8 Abbey Wharf

Fine and Country proudly present 8 Abbey Wharf, an exquisite waterfront townhouse with breathtaking views overlooking Faversham Creek. Nestled within an exclusive gated community of just ten homes, this desirable residence stands as a testament to architectural brilliance on a private road, offering over 2,500 sq/ft of meticulously designed living space, blending style and modernity in a charming vibrant locale.

Configured over four levels, the rooms of this well-appointed property are bathed in natural light with a sense of space. The first floor hosts the heart of the home, featuring a stylish fitted kitchen/ dining room and an inviting living room. Bifold doors serve both rooms, opening onto spacious balconies, providing an idyllic spot for morning tea or an evening glass of wine while watching the serenity of the boats meandering on by.

The ground floor seamlessly connects indoor and outdoor living with a secondary reception area, creating an enchanting space for entertainment and al fresco dining. Completing the ground floor are a dedicated utility room and cloakroom, adding practicality and convenience.

Ascending to the second and third floors, you'll discover a relaxing haven with four generously proportioned double bedrooms. Opulent en-suite shower rooms and fitted wardrobes grace bedrooms one and two on the second floor, while a contemporary family bathroom serves the remaining bedrooms on the third floor.





Step outside

8 Abbey Wharf

Garden

The charming courtyard garden compliments Abbey Wharf beautifully, with a low maintenance York stone terrace, a pretty raised flower bed, and a gate providing direct access to Faversham Quay.

Parking

Abbey Wharf stands beyond wrought iron, electronically operated gates. A block paved driveway affords sufficient parking for numerous vehicles, while a carport provides sheltered parking with an EV charging point.

Location

Conveniently located just a stones throw away, the former commercial port of Standard Quay is steeped in history. Sympathetically regenerated, this historic landmark features a Secret Garden Tea Room, eateries, antique shops and eclectic range of shops and leisure facilities.

Faversham, a market town exuding charm, boasts a plethora of high street boutiques and independent shops lining its captivating streets. The vibrant market square pulses with life. Leisure options abound – from indoor and outdoor swimming pools to a cinema, expansive park, and a museum. Quaint pubs and restaurants dot the landscape, creating an atmosphere of delightful indulgence.

A stellar education awaits with a variety of primary schools and two secondary institutions, including the prestigious Queen Elizabeth Grammar School. Faversham's mainline railway station seamlessly connects to London Victoria, Cannon Street, and Charing Cross, complemented by a high-speed rail link to London St. Pancras. The nearby M2 motorway ensures swift access to the bustling capital.

For a change of scene, the historic city of Canterbury, approximately 10 miles distant, beckons with its vibrant city centre. A fusion of High Street brands and independent treasures, along with cafes, international restaurants, and diverse leisure offerings, await exploration, crowned by the iconic Marlowe Theatre.

Just 8 miles away lies the seaside allure of Whitstable. Renowned for its delectable seafood and the annual oyster festival hosted at the bustling harbour and picturesque quayside, Whitstable is a tapestry of shops, boutiques, and eateries. The town also boasts a range of primary and secondary schools, along with outstanding leisure facilities, creating a coastal haven within reach.

Freehold

Council Tax Band G

EPC Rating B

Annual service charge £300 per house

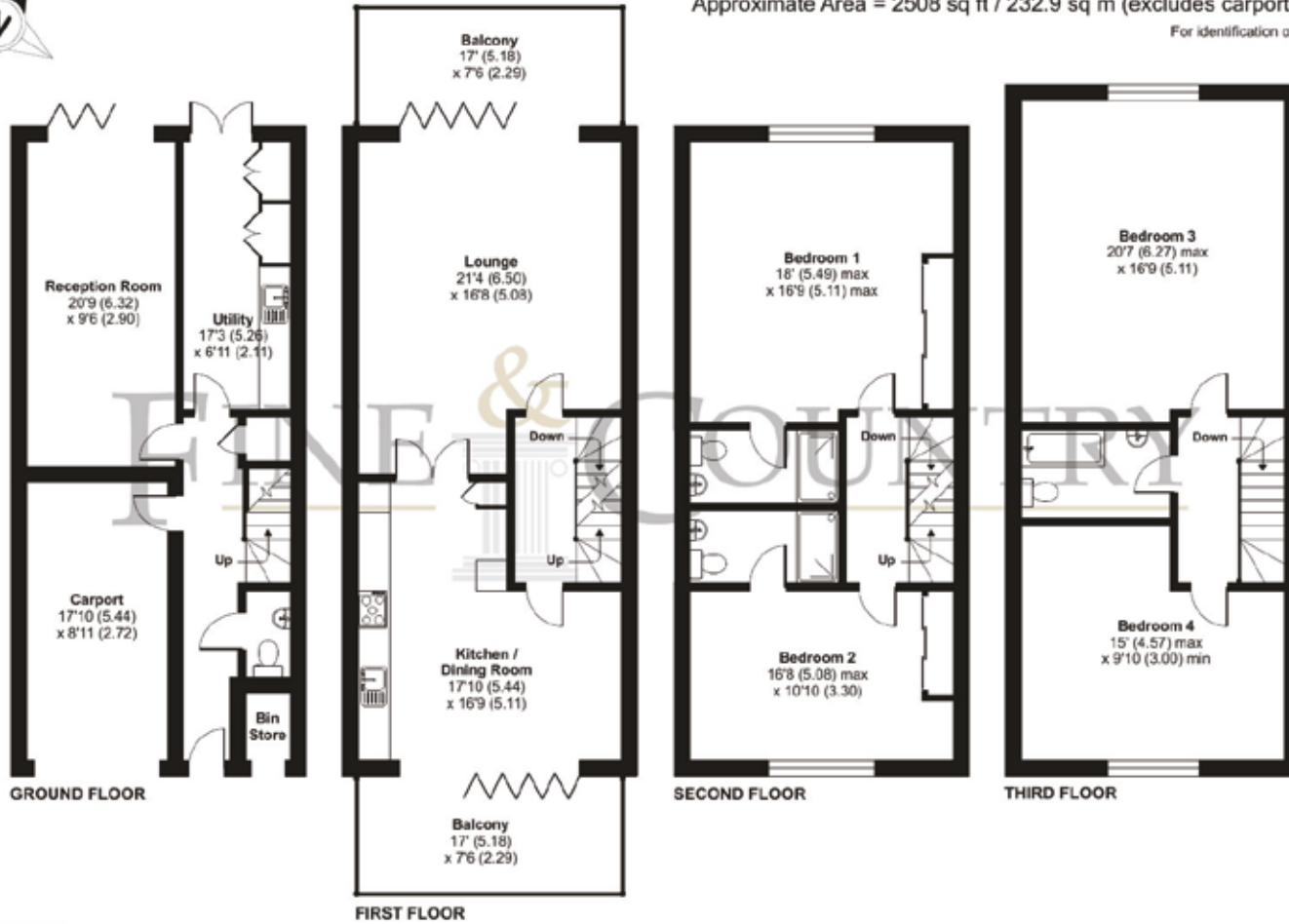
Furnished photographs are of the show home



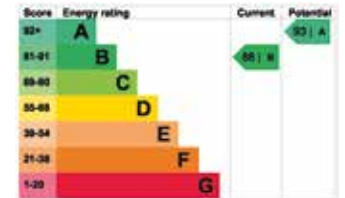
Abbey Wharf, Faversham, ME13

Approximate Area = 2508 sq ft / 232.9 sq m (excludes carport / bin store)

For identification only - Not to scale



Guide price £775,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rntchecom 2024. Produced for Fine & Country. REF: 1090396



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