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01227 752617

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

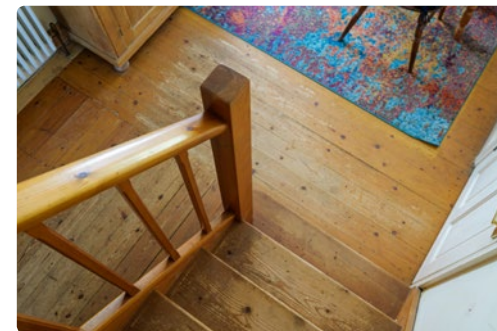
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26, Lower Road, Faversham, ME13 7NG

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 26, Lower Road, Faversham, ME13 7NG

- Charming Detached Bay Fronted Residence
- Three Bedrooms & Two Bathrooms
- Almost 1200 Sq. Ft Of Versatile Accommodation
- Vaulted Garden Living Room With BI-fold Doors
- Sitting Room With Wood Burning Stove
- South Facing 100 FT Rear Garden
- Scope To Further Extend & Enhance
- Private Driveway & Short Walk To The Town

### SITUATION:

The property enjoys an extremely central and convenient position, nestled in the medieval heart of Faversham town and within easy reach of its many amenities.

Faversham is an historic and charming market town which offers a wide variety of shopping facilities including both specialist and national retailers and a bustling market three times a week. It has its own cinema, an indoor and outdoor swimming pool, a cottage hospital and an excellent range of primary and secondary schools, including Faversham's renowned Queen Elizabeth Grammar School. For sailing enthusiasts, the town has a charming tidal creek and quay. Faversham also enjoys excellent transport links both to London and the coast via the nearby M2 motorway.

The cathedral city of Canterbury is just 10 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a

wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

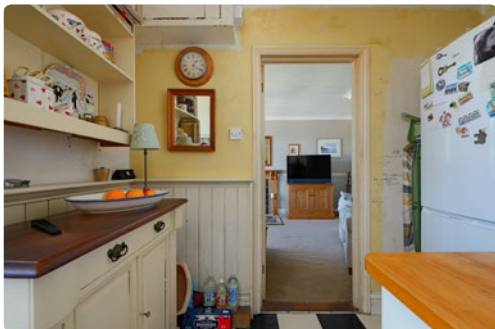
Canterbury also has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools, a number of well regarded junior and senior private schools and three universities.

The bustling seaside town of Whitstable is just 8 miles away and is famous for its seafood and annual oyster festival, held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names, good local primary and secondary schools, numerous pubs, restaurants, excellent leisure facilities and a mainline railway station.



#### DESCRIPTION:

A thoughtfully extended detached bungalow occupying an elevated position along the highly desirable Lower Road, just a short distance from the historic market town centre. Built in the 1930s and sympathetically enlarged during the 1980s, the property offers almost 1,200 sq. ft. of versatile accommodation, complemented by a generous driveway and a beautifully maintained south-facing rear garden extending to over 100 feet.



This charming home presents an exciting opportunity for a new owner to further enhance and personalise the accommodation. Subject to the necessary consents, there is scope for additional extensions or internal reconfiguration to create a contemporary layout tailored to modern family living.

The front door opens into a welcoming entrance lobby, leading through to a spacious sitting room where an attractive fireplace with

wood-burning stove provides a cosy focal point. French doors connect the sitting room to the dining area, which flows effortlessly into a stunning vaulted garden room. Flooded with natural light and featuring bi-fold doors opening onto the rear terrace, this is a wonderful space for both everyday living and entertaining.

Adjacent to the sitting room, the kitchen is fitted with a comprehensive range of wall and base units incorporating all the essential appliances. For those seeking open-plan living, there is excellent potential to relocate the kitchen into the dining and garden room, creating a spectacular kitchen/family space while repurposing the existing kitchen as an additional bedroom, home office or hobby room.

The ground floor also offers two well-proportioned bedrooms, a modern shower room and a beautifully appointed family bathroom. Occupying the first floor is an

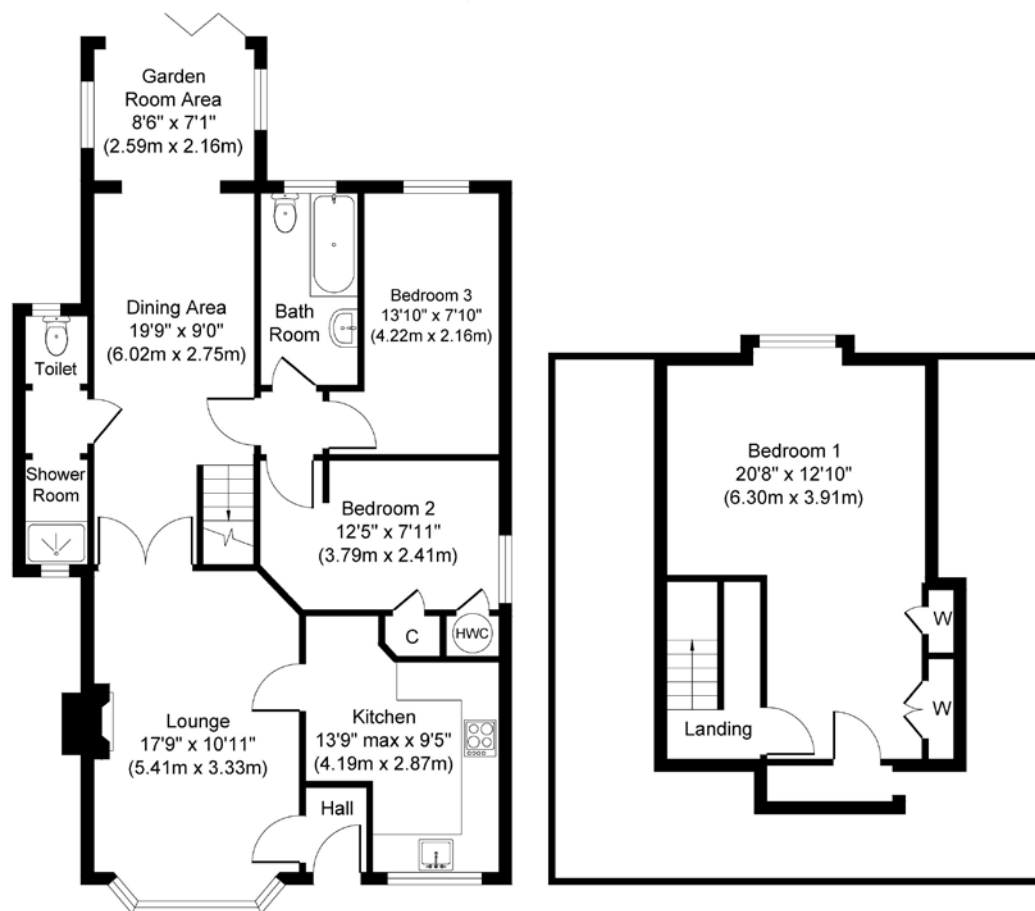
impressive principal bedroom, providing a peaceful retreat with ample space for fitted furniture and additional seating if desired.

#### OUTSIDE:

The property is approached via a private driveway providing off-road parking. To the rear, the delightful south-facing garden extends to over 100 feet and enjoys a high degree of privacy. Predominantly laid to lawn, it is bordered by mature shrubs, established planting and seasonal bursts of colour, creating a tranquil outdoor setting. A generous paved terrace spans the width of the property, providing the perfect space for al fresco dining, entertaining or simply enjoying the sunny aspect throughout the day. Offering a desirable location, flexible accommodation and significant potential to adapt and extend, this attractive bungalow represents a rare opportunity to create a truly exceptional home in one of the area's most sought-after residential roads.







TOTAL FLOOR AREA: 1171 sq. ft (109 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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

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