



SAXON SHORE
— ESTATE AGENTS —



40 The Mall, Faversham, ME13 8JN

Offers in excess of £650,000

Introducing this substantial and impressive four bedroom Victorian family home. Located in The Mall, one of Faversham's most desirable streets within a stones throw of the main line station and a few minutes walk into town and highly accessible for the A2/M2 and beyond.

Accommodation spans across four floors and comprises a converted basement which was fully tanked and signed off with building regulations making this a habitable room, an entrance hall, a lounge, a dining room, a spacious kitchen/breakfast room with doors that open onto the garden, and a W/C to the ground floor. Upstairs the first floor has three bedrooms and a family bathroom and upon the second floor is a fourth bedroom complete with en-suite W/C and shower. Outside to the rear is a good sized garden and in addition a fabulous garden office complete with power and heating, a great space for an office, studio or den.

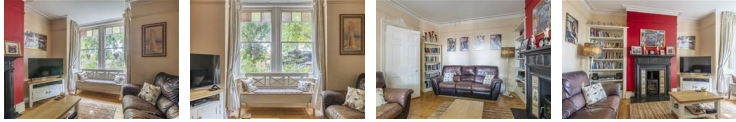
Properties on this street are rarely available and as such early viewing is highly recommended!

Entrance Hall



Sitting Room

12'4" x 15'7" (3.77 x 4.77)



Dining Room

10'11" x 12'11" (3.35 x 3.96)

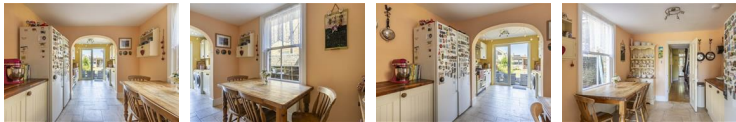


WC



Breakfast Room

9'10" x 11'7" (3 x 3.54)



Kitchen

9'10" x 8'7" (3 x 2.64)



Bedroom 5 / Play Room / Office

16'7" x 15'7" (5.07 x 4.77)

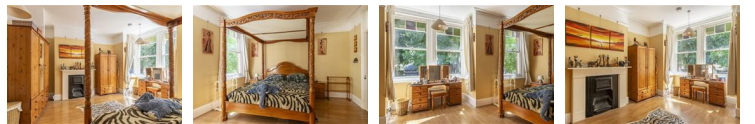


Landing



Bedroom 2

16'7" x 15'8" (5.07 x 4.78)



Bedroom 4

10'11" x 9'4" (3.35 x 2.85)



Bedroom 3

9'10" x 14'8" (3 x 4.49)



Bathroom

7'4" x 8'7" (2.25 x 2.64)



Summer house



Bedroom 1 inc Ensuite
16'7" x 16'1" (5.07 x 4.92)



Garden



BASEMENT
23.9 sq.m. (257 sq.ft.) approx.

GROUND FLOOR
61.9 sq.m. (666 sq.ft.) approx.

1ST FLOOR
61.9 sq.m. (666 sq.ft.) approx.

2ND FLOOR
24.5 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA : 172.1 sq.m. (1853 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		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	

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



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