



**SAXON SHORE**  
— ESTATE AGENTS —



## **147 Whitstable Road, Faversham, ME13 8BH** **Offers in excess of £300,000**

Introducing this three bedroom, terrace house on the ever popular Whitstable Road in Faversham. Located within walking distance to the centre of town and the main line train station, close to local amenities and the recreation ground, and in the catchment area for several highly rated schools. Brought to market with no onward chain.

Accommodation spans across three floors and comprises an entrance hall, a spacious lounge/dining room with a bay window letting in plenty of natural light, and a kitchen with a door that opens onto the garden to the ground floor.

Downstairs on the lower ground floor is a basement room, partially renovated, currently used for storage.

On the first floor are two good sized, double bedrooms, a single bedroom and a full bathroom.

**Entrance Hall**



**Bedroom 1**  
14'4" x 12'0" (4.38 x 3.67)



**Bedroom 2**  
9'9" x 11'8" (2.98 x 3.58)

**Lounge**  
11'8" x 11'2" (3.56 x 3.41)



**Bedroom 3**  
9'1" x 6'2" (2.79 x 1.9)

**Dining Room**  
11'9" x 12'1" (3.6 x 3.69)



**Bathroom**  
6'2" x 5'8" (1.9 x 1.75)

**Kitchen**  
9'1" x 12'9" (2.79 x 3.9)



**Garden**

**Basement**  
14'5" x 11'4" (4.4 x 3.47)



**Landing**



**BASEMENT**  
19.2 sq.m. (207 sq.ft.) approx.

**GROUND FLOOR**  
42.8 sq.m. (460 sq.ft.) approx.

**1ST FLOOR**  
42.0 sq.m. (452 sq.ft.) approx.



**TOTAL FLOOR AREA : 104.0 sq.m. (1120 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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