



SAXON SHORE  
— ESTATE AGENTS —



## 161 Whitstable Rd, Faversham, ME13 8BH Offers in excess of £425,000

Introducing this three bedroom, semi detached 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.

Accommodation spans across four floors and comprises an entrance hall, a spacious lounge with a bay window letting in plenty of natural light, a separate dining room with french doors that open onto the garden, both rooms benefit from working wood burners, a modern kitchen and a utility room W/C to the ground floor.

Downstairs on the lower ground floor is a cellar that has been tanked, with central heating and a window, currently used as further living space.

On the first floor are two good sized, double bedrooms and a full bathroom with separate shower and freestanding, roll top bath.

**Basement**

13'5" x 13'3" (4.11 x 4.05)



**Entrance Hall**

**Lounge**

14'0" x 12'9" (4.27 x 3.9)



**Dining Room**

13'10" x 11'10" (4.24 x 3.62)



**Kitchen**

7'7" x 10'5" (2.33 x 3.2)



**Utility Room/WC**

7'1" x 7'1" (2.18 x 2.17)



**Landing**



**Bedroom 1**

14'0" x 11'0" (4.28 x 3.36)



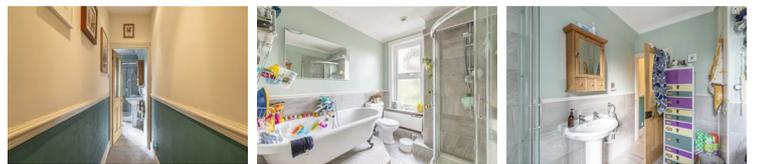
**Bedroom 2**

11'0" x 11'1" (3.36 x 3.38)



**Bathroom**

7'8" x 10'5" (2.36 x 3.20)



**Loft Room**

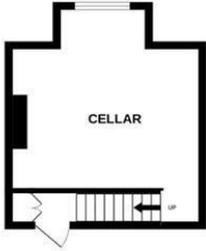
9'10" x 16'9" (3.02 x 5.13)



**Garden**



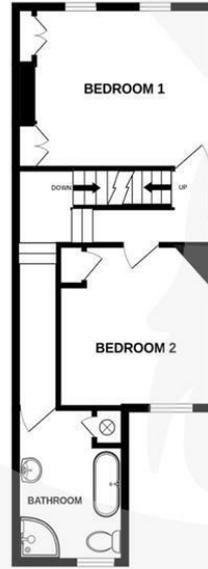
**BASEMENT LEVEL**  
19.2 sq.m. (207 sq.ft.) approx.



**GROUND FLOOR**  
51.2 sq.m. (551 sq.ft.) approx.



**1ST FLOOR**  
42.8 sq.m. (460 sq.ft.) approx.



**LOFT ROOM**  
20.1 sq.m. (217 sq.ft.) approx.



**TOTAL FLOOR AREA : 133.3 sq.m. (1435 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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