



SAXON SHORE
— ESTATE AGENTS —



3 Brook Road, Faversham, Kent ME13 7HA

Offers in excess of £295,000

Brook Road, Faversham: Chain-Free Three Bedroom Mid-Terrace Home

Welcome to this chain-free three-bedroom mid-terrace home, ideally situated on the popular Brook Road in Faversham. Could use slight updates/modernisation in parts, hence offering an excellent potential for buyers looking to put their own stamp on a property. This well-proportioned home would make an ideal first-time purchase, family home, or investment opportunity. Conveniently located within walking distance of Faversham town centre and within the catchment area for several highly rated and outstanding local schools, the property enjoys a sought-after and practical setting.

The accommodation is arranged over two floors and begins with a welcoming entrance hall leading to a convenient ground floor WC. The spacious lounge/diner provides ample room for both relaxation and entertaining, while the kitchen is positioned to the rear of the property and benefits from direct access to the garden.

Entrance Hall



Lounge/Diner
16'4" x 13'1" (5 x 4)



Kitchen
14'1" x 8'2" (4.3 x 2.5)



WC
2'9" x 4'7" (0.86 x 1.4)



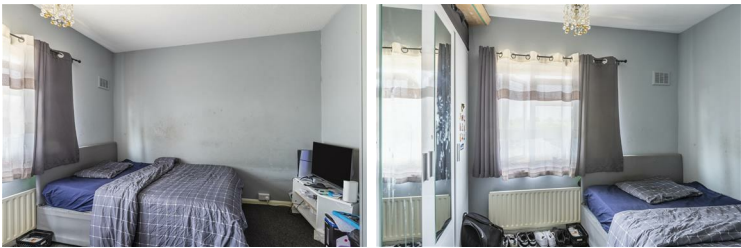
Landing



Bedroom 1
12'7" x 10'7" (3.85 x 3.23)



Bedroom 2
8'7" x 12'0" (2.64 x 3.68)



Bedroom 3
7'2" x 10'7" (2.2 x 3.23)



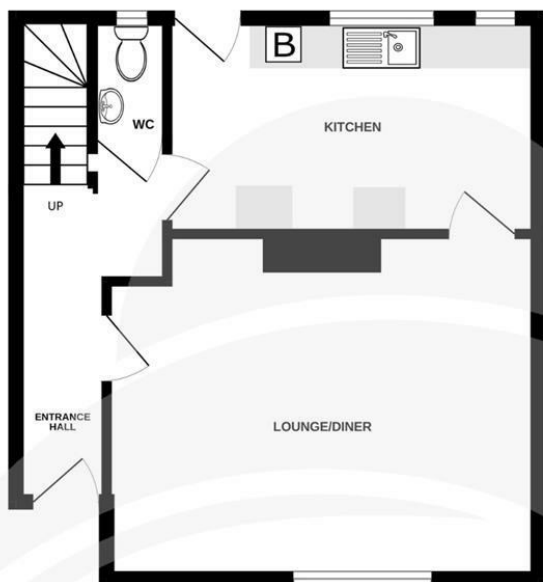
Bathroom
5'5" x 5'11" (1.66 x 1.81)



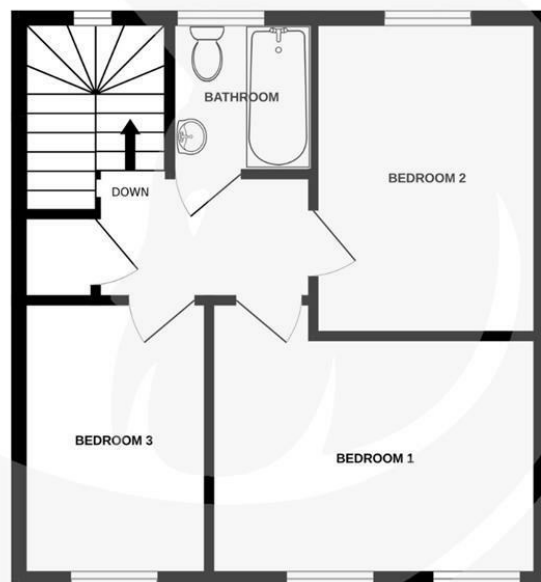
Garden



GROUND FLOOR
37.9 sq.m. (407 sq.ft.) approx.

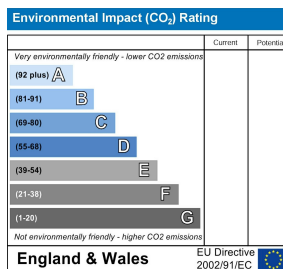
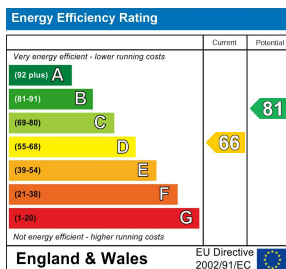


1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 77.2 sq.m. (831 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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