



**SAXON SHORE**  
— ESTATE AGENTS —



## **35 Athelstan Road, Faversham, ME13 8QL** **Offers in excess of £450,000**

Introducing this three bedroom, semi-detached house on the popular Athelstan Road in Faversham. Situated close to town and the train station, and in the catchment area for several high rated local schools.

Accommodation spans across four floors and comprises of a lounge with a feature fireplace and bay window, a separate dining room with original cupboards, a modern kitchen and a W/C to the ground floor.

Downstairs is a basement room, with a window, currently used for storage.

Upstairs on the first floor are two good sized bedrooms and a full bathroom with separate shower and bath.

**Basement**

13'2" x 11'0" (4.02 x 3.37)



**Landing**



**Lounge**

13'2" x 11'0" (4.02 x 3.37)



**Bedroom 1**

13'2" x 11'0" (4.02 x 3.37)



**Dining Room**

13'2" x 10'9" (4.02 x 3.30)



**Kitchen**

7'11" x 11'1" (2.43 x 3.4)



**Bedroom 2**

12'9" x 7'9" (3.9 x 2.37)



**WC**

2'11" x 6'2" (0.9 x 1.9)

**Bathroom**

7'11" x 11'1" (2.43 x 3.4)



**Bedroom 3**  
18'5" x 10'9" (5.62 x 3.30)



**View**



**Garden**



**Summer House**



BASEMENT  
17.2 sq.m. (185 sq.ft.) approx.

GROUND FLOOR  
40.6 sq.m. (437 sq.ft.) approx.

1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.

2ND FLOOR  
19.1 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA: 114.8 sq.m. (1236 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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