



SAXON SHORE
— ESTATE AGENTS —



130 Hazebrouck Road, Faversham, ME13 7RB

Offers in excess of £110,000

Nestled in the charming town of Faversham, this delightful studio flat on Hazebrouck Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a cosy living space. Located within walking distance of the town centre and close to local amenities. Available for sale with no onward chain.

This first floor flat comprises a private entrance onto a stair case and a landing with built in storage space, a well appointed living room/bedroom with a good sized kitchenette off to one side, and a modern shower/utility room.

Outside is a shared garden providing a lovely outdoor space, perfect for enjoying the fresh air or unwinding after a long day. Additionally this property benefits from off-street parking and an exterior, locked storage cupboard.

This studio flat presents an excellent opportunity whether you are a first-time buyer or seeking a rental investment. Don't miss the chance to make this charming flat your new home. Contact us to arrange a viewing!

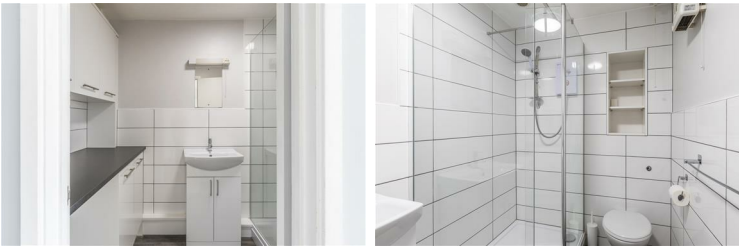
Entrance Hall
3'8" x 18'2" (1.13 x 5.55)



Living Space + Kitchen
18'2" x 9'1" + 7'1" x 5'3" (5.55 x 2.78 + 2.18 x 1.61)



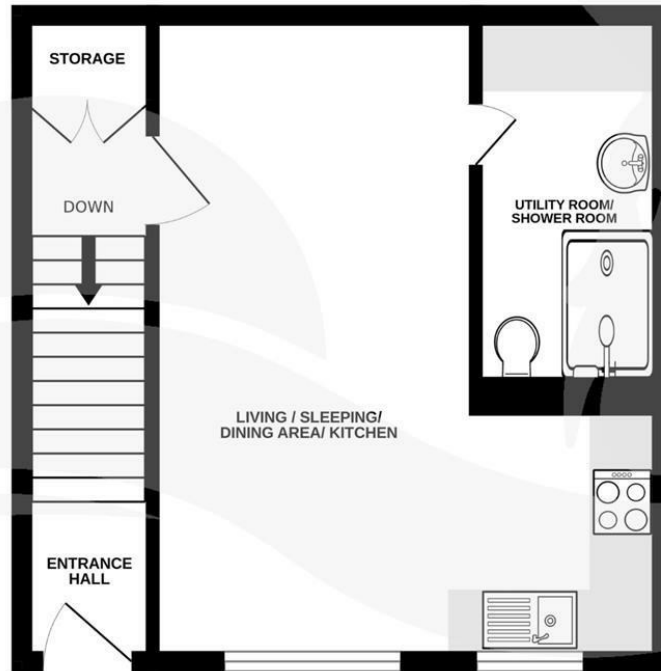
Utility Room/ Shower Room
11'1" x 5'3" (3.39 x 1.61)



Shared Garden



FIRST FLOOR
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA: 30.2 sq.m. (325 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		58	79
		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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