



FOUNDATION

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56 Kingsnorth Road, Faversham ME13 8SB

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



56 Kingsnorth Road, Faversham ME13 8SB

- Beautifully Presented Victorian Terrace
- Bursting With Period Features
- Creative Décor & Exposed Wood
- Open Plan Living Area With Wood Burning Stove
- Luxury Shower Room Recently Installed
- Two Bedrooms With Victorian Fireplaces
- Enchanting Westerly Facing Garden
- Moments From Faversham Train Station

SITUATION:

The property is conveniently situated in Kingsnorth Road, which enjoys an extremely central location. King George Park and Ethelbert Road primary school is just a few minutes' walk away. You are also within easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London

Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



DESCRIPTION:

Immaculately presented two bedroomed Victorian house, in an enviable position, just moments from the train station, town centre and the popular Ethelbert Road primary school.

The current owners have lovingly restored and renovated this property to an exceptionally high standard and enhanced its many period features such as stripped floorboards, intricate architrave, original internal doors, Victorian fireplaces, and decorative panelling.

The property offers over 1000 sq.ft of spacious accommodation which includes a tanked cellar and open plan living area, currently configured as a two bedroom with the potential to convert the loft space creating additional space. The property benefits from a west facing garden which has been landscaped and is private and peaceful with an abundance of established shrubs.

The newly fitted composited glazed front door opens into a bright and airy hallway with attractive patterned tiles and stairs to the first floor.

The door opens into a bay fronted, open plan living area with partial divide between the two rooms, original stripped pine flooring runs seamlessly throughout. Both rooms have chimney breast with bespoke shelving built into the alcoves, whilst in the sitting room a newly installed wood burning stove which sits nestled snugly beneath an oak bressummer and upon attractive tiles.

To the rear of the property there is an updated kitchen with an array of wall and floor units and free-standing appliances, the kitchen provides access to the side return and the pretty westerly facing garden.

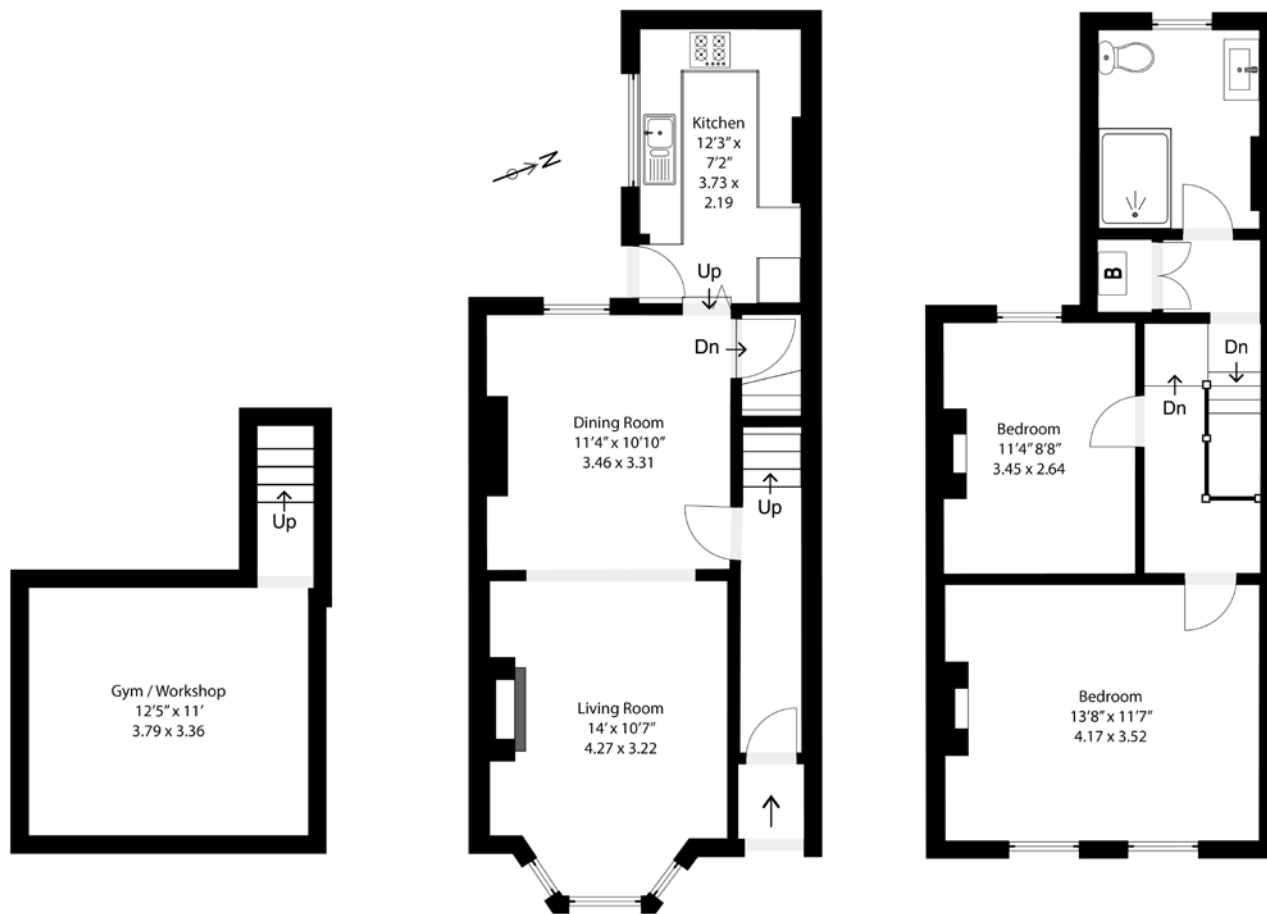
The stairwell and split-level galleried landing is adorned in exposed panelling which is also displayed in the second bedroom which has

a stunning Victorian fireplace. The main bedroom is at the front of the house and has two large windows, flooding the room with light. The main family bathroom has been completely renovated within the last few months and has seen the installation of a brand new suite, along with vanity units and an illuminating mirror.

OUTSIDE:

The garden is accessed via the kitchen which brings you out onto the patio area, this in turn leads to the south westerly facing garden which is mainly laid to lawn and bordered by established shrubs and young trees.

There is a slightly raised area which is the perfect spot for alfresco dining as this enjoys the late evening sunshine. Contemporary slatted fencing has been fitted above the original Victorian wall and to the foot of the garden there is a gate providing rear access.



TOTAL FLOOR AREA: 1007 sq. ft (94 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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