



Freehold



## 44, Whitstable Road, Faversham, ME13 8DL

- Striking End Of Terrace Victorian Residence
- Significantly Enhanced By Current Owners
- Three Double Bedrooms & Two Luxury Bathrooms
- Brand New Quartz Topped Fully Integrated Kitchen
- Wood Burning Stove In Sitting Room
- Fine Décor & Elegant Finish
- Landscaped Rear Garden With Wood Cabin
- Moments From The Bustling Market Square



### SITUATION:

The property is conveniently situated in Whitstable Road, which enjoys an extremely central location, 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:

A beautifully presented three-bedroom end-of-terrace Victorian home, situated moments from the bustling market town of Faversham. Built in the early 1900's, this charming property showcases classic Victorian features, including a bay-fronted window, picture rails, fireplaces, and original cupboards that emphasise the character and history of this period home.

The current owners have recently enhanced the property with a brand-new quartz-topped kitchen and an elegant bathroom, whilst also updating the décor with traditional-style column radiators and high-quality flooring.

Externally, the garden has been fully landscaped, with the added benefit of a wood cabin currently used as a home gym—equally well-suited as a stylish home office.



The newly installed front door opens into an entrance hall with high-quality wood-effect flooring. To the left, there is a bay-fronted sitting room, filled with natural light.

The dining room, complete with a wood-burning stove and storage cupboard, leads directly into the beautifully appointed kitchen.

Dark-coloured cabinets complement the light quartz worktops and incorporate all main appliances, including a washing machine, dishwasher, fridge-freezer, Bosch oven, and gas hob. The sink, fitted with a mixer tap, is set in front of the window, whilst a side door provides access to the garden.

The ground floor is further enhanced by a convenient WC, tucked away at the end of the kitchen.

On the first floor, there are two double bedrooms and a recently installed bathroom, which features a roll-top bath, large sink, and WC. The space has been beautifully finished with patterned tiles and elegant chrome fixtures and fittings.

Stairs rise to the dual-aspect main bedroom with en suite, thought to have been converted in 2007. Large dormer windows make full use of the ceiling height, flooding the room with light.

#### OUTSIDE:

The garden has been thoughtfully landscaped and is mainly laid to lawn, with raised sleepers enclosing colourful planted borders. A pathway leads to the cabin, which includes storage on one side and a versatile, fully usable space on the other—ideal for a home office or gym.











TOTAL FLOOR AREA: 1206 sq. ft (112 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

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