



89 Abbey Street, Faversham
£485,000

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Miles and Barr are delighted to offer this two bedroom, Grade II listed character property located in the heart of Faversham, on the ever popular Abbey Street. Ideally positioned for access to the town center with local shops, pubs and restaurants plus just a short walk to the train station, this property is perfectly suited for clients looking to be in the heart of the town.

This wonderful home has many original and unspoiled features such as fireplaces and timber beams with parts of the house dating back as far as the 17th Century. The accommodation is arranged over four floors with entrance on the ground floor level comprising a reception space with impressive inglenook fireplace and gorgeous original floorboards. This leads through to a second reception area with views to the garden and a built in cupboard. At the rear of the property is the kitchen with cathedral ceiling and a recently installed boiler. There is a rear lobby area which provides access to the garden. On the first floor is the large main bedroom with gorgeous beams and original windows; as well the main shower room. The landing provides a clever storage hatch. Up to the second floor and there is further store cupboards and then the second bedroom with a vaulted ceiling with exposed rafters. Finally there is a cellar offering additional storage.

Externally there is a long rear garden which has been split into sections. There is a patio seating area as you come out of the house, this then leads to a lawn area with flower bed and hedgerow down one side, before coming to a truly unique feature. There is a fully powered workshop/shed which is over a





Entrance

Lounge

Dimensions: 3.99m x 4.04m (13'1 x 13'3).

Dining Room

Dimensions: 4.06m x 3.30m (13'4 x 10'10).

Kitchen

Dimensions: 3.25m x 2.08m (10'8 x 6'10).

Lower Ground Floor

Cellar

Dimensions: 5.00m x 2.16m (16'5 x 7'1).

First Floor

Bedroom One

Dimensions: 4.83m x 3.86m (15'10 x 12'8).

Bathroom

Dimensions: 1.68m x 1.19m (5'6 x 3'11).

Second Floor

Bedroom Two

Dimensions: 4.04m x 3.56m (13'3 x 11'8).

External

Rear Garden





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure