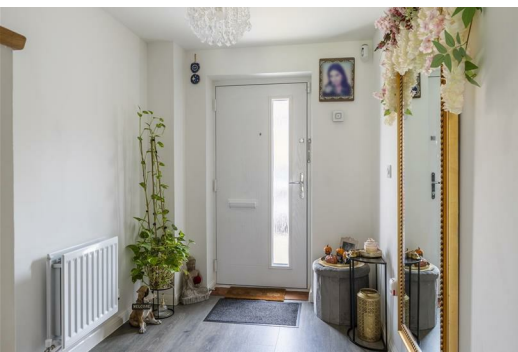




SAXON SHORE
— ESTATE AGENTS —



4 Brickearth Mews , Faversham, Kent ME13 7GF

Offers in excess of £375,000

Introducing this well presented, three bedroom, semi detached house on a popular estate on the outskirts of Faversham, built in 2021. Located close to local amenities and a short walk away from the town centre and mainline train station.

Accommodation spans across two floors and comprises an entrance hall, a well proportioned lounge with double aspect windows allowing plenty of natural light in, an open plan kitchen/dining room with integrated appliances and french doors that open onto the garden, a utility room and a W/C to the ground floor.

Upstairs on the first floor are two double bedrooms, one of which has an ensuite shower room, a good sized single bedroom and a full bathroom.

Outside to the front is allocated resident parking for two cars and plenty of visitor parking. To the rear is a spacious garden, mainly laid to lawn with a patio area.

Don't miss your chance to make this house, your new home! Contact us to arrange a viewing!

Entrance Hall



Lounge

10'10" x 14'1" (3.31 x 4.3)



Kitchen/Diner

18'0" x 11'5" (5.51 x 3.5)



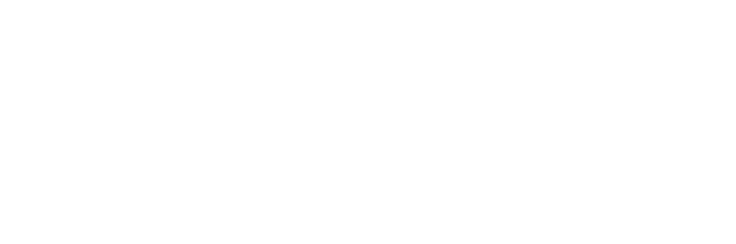
Utility Room

5'2" x 6'2" (1.6 x 1.9)



WC

5'7" x 6'2" (1.71 x 1.9)



Landing

Bedroom 1

10'10" x 14'1" (3.31 x 4.3)



Ensuite

6'2" x 8'10" (1.9 x 2.71)



Bedroom 2

10'10" x 8'10" + 4'7" x 8'10" (3.31 x 2.7 + 1.4 x 2.7)



Bedroom 3

7'3" x 11'5" (2.21 x 3.5)



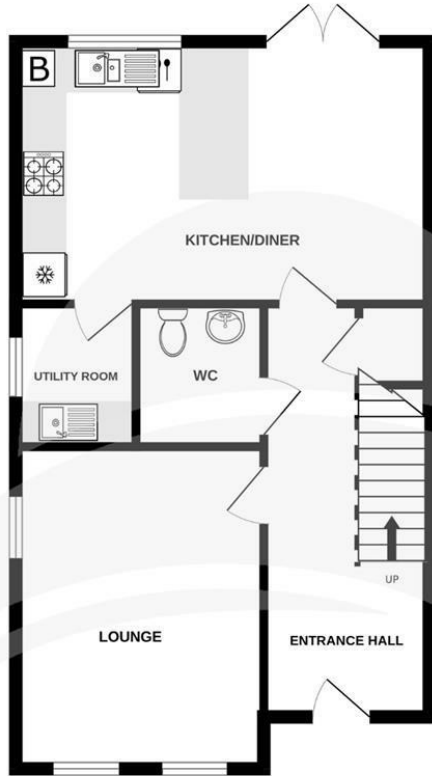
Bathroom

7'3" x 6'9" (2.21 x 2.06)

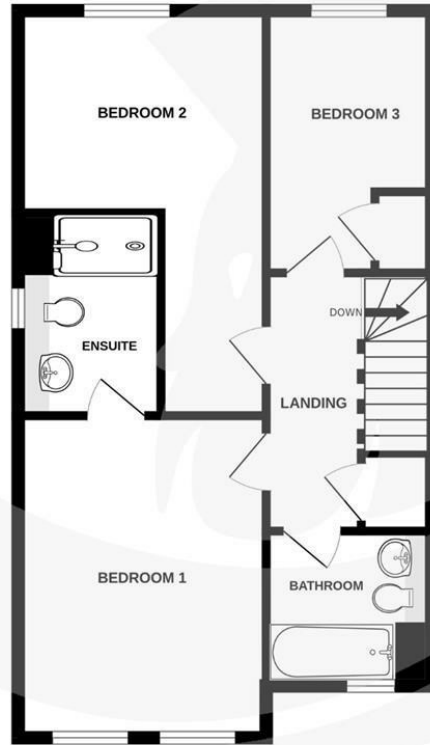


Garden

GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.



1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 103.2 sq.m. (1111 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			97
(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		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	

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