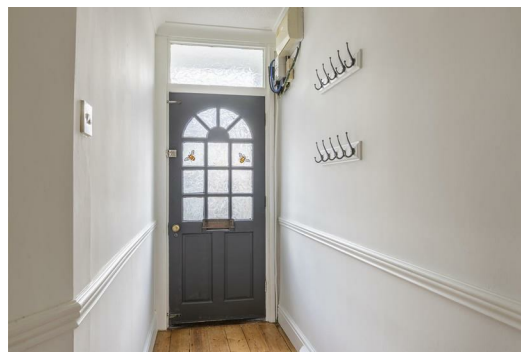




SAXON SHORE  
— ESTATE AGENTS —



## 39 Forbes Road, Faversham, ME13 8QG Offers in excess of £450,000

Introducing this well presented, four bedroom, terrace house on Forbes Road in Faversham. Located within walking distance to the town centre and main line train station. Available for sale with no onward chain.

Accommodation spans across three floors and comprises an entrance hall, a spacious lounge/dining room with a feature fireplace and a square bay window allowing in plenty of natural light, a breakfast room connected via an arch to a modern kitchen that has French doors opening onto the garden, to the ground floor.

Upstairs on the first floor are three good sized bedrooms and a large, full bathroom

On the second floor is a further double bedroom with ensuite shower room.

### Entrance Hall



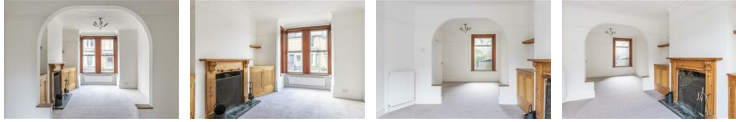
### Bedroom 1 / Loft Room

16'2" x 13'6" (4.94 x 4.12)



### Lounge

11'10" x 11'3" (3.63 x 3.45)



### Ensuite

2'5" x 6'11" (0.76 x 2.13)



### Dining Room

11'9" x 10'2" (3.6 x 3.1)



### Bedroom 2

11'10" x 15'6" (3.61 x 4.73)



### Breakfast Room

10'1" x 9'5" (3.08 x 2.89)



### Bedroom 3

9'10" x 9'1" (3.02 x 2.77)



### Kitchen

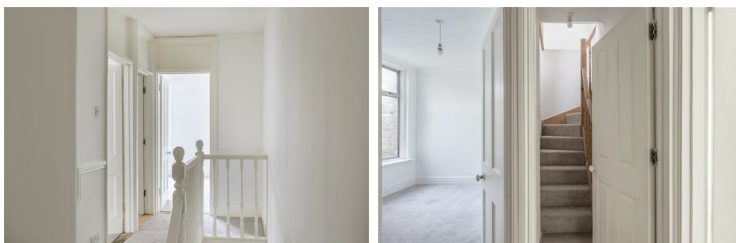
12'7" x 12'8" (3.84 x 3.87)



### Bedroom 4

10'2" x 6'8" (3.11 x 2.05)

### Landing





**Bathroom**  
12'9" x 9'6" (3.9 x 2.9)



**Garden**



GROUND FLOOR  
55.1 sq.m. (589 sq.ft.) approx.

1ST FLOOR  
53.5 sq.m. (575 sq.ft.) approx.

2ND FLOOR  
19.5 sq.m. (210 sq.ft.) approx.



TOTAL FLOOR AREA: 128.1 sq.m. (1379 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		EU Directive 2002/91/EC	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

