



**Price**  
**£400,000**

**Freehold**

3x  2x  2x 

**Nightingale Road,  
Faversham, Kent, ME13**

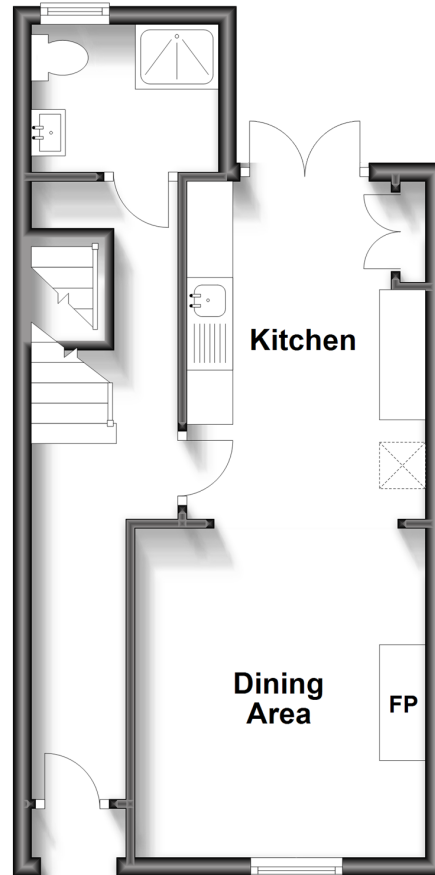
**OVER 60?**

Secure this property  
for up to **59% less!**

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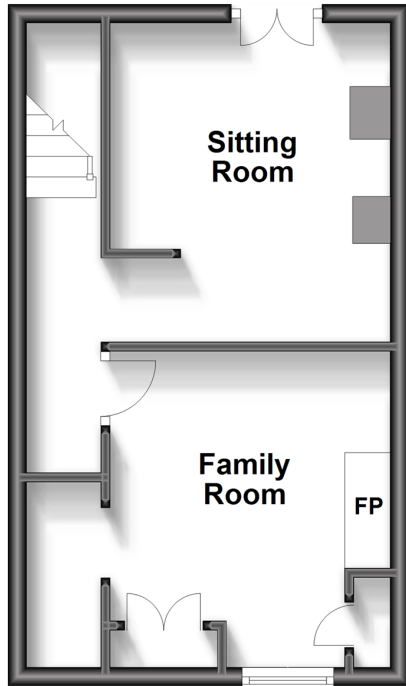
## Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



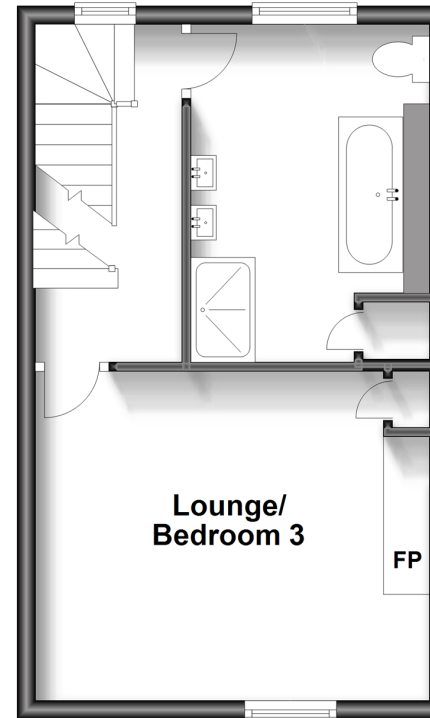
## Lower Ground Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



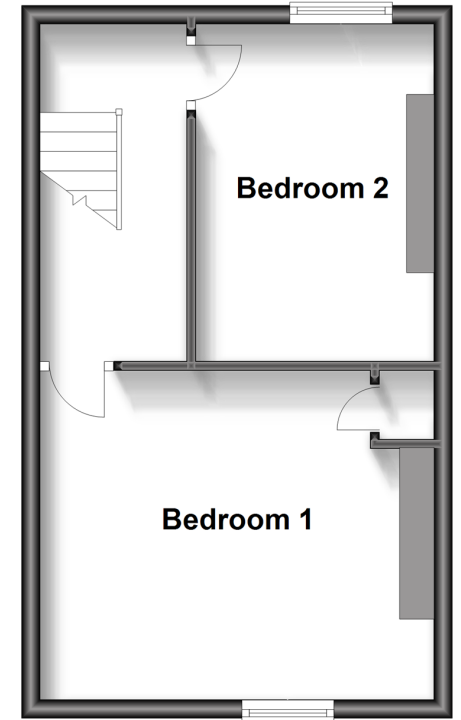
## First Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



## Second Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Dining Area: 11'10 x 10'6 (3.61m x 3.20m)  
Kitchen: 11'9 x 7'4 (3.58m x 2.24m)  
Shower Room

### LOWER GROUND FLOOR

Family Room: 11'4 x 9'3 (3.46m x 2.82m)  
Sitting Room: 11'4 x 10'11 (3.46m x 3.33m)

### FIRST FLOOR

Landing  
Lounge/Bedroom 3: 13'11 x 11'0 (4.24m x 3.36m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 13'10 x 11'10 (4.22m x 3.61m)  
Bedroom 2: 11'10 x 8'7 (3.61m x 2.62m)

### OUTSIDE

Courtyard Garden





## Main features

- The seller is open to offers
- Flexible living space with working fireplaces
- 2 useful basement rooms
- Courtyard garden, perfect for morning coffee or aperitif
- Walking distance to shops and mainline station



### Nearest Schools

Primary Schools: Ethelbert Road Infant School 0.6 miles, Davington Primary 0.7 miles

Secondary Schools: Queen Elizabeth's Grammar School 0.7 miles, The Abbey School 0.8 miles



### Transport Information

Train Stations: Faversham 0.3 miles, Selling 3.4 miles, Teynham 3.5 miles



### Address

Nightingale Road, Faversham, Kent, ME13



### Directions

For directions to this property please contact us.





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Helping you move forwards

Call Faversham Branch 01795 535517 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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