

**Preston Street, Faversham ME13 8NU**

**£395,000**

**Invicta**

Estate Agents





# Preston Street Faversham ME13 8NU

A rare opportunity to purchase a retail shop with a 3 bed self-contained flat above, with living accommodation over 2 floors. Attractive garden and parking to the rear. **CHAIN FREE**

## *Shop*

Two defined retail areas | Kitchen | Toilet  
Two basement rooms

## *Maisonette-1<sup>st</sup> Floor*

Kitchen/Diner | Living room | Bathroom  
Bedroom 1

## *2<sup>nd</sup> Floor*

Bedrooms two & Three | Toilet | Loft storage





### Prime Retail Premises with Independent Basement.

An excellent opportunity to secure a prominent retail shop and 3 bed maisonette, offering 569 sq ft of versatile ground floor trading space. The property features a dedicated kitchen area and benefits from two basement rooms, complete with its own independent access. There is also a fantastic, attractive rear garden measuring approximately 58ft x 14ft. Complete with its own rear access, this external space offers incredible potential for customer seating, outdoor displays, or premium staff space. The property includes a spacious and well-proportioned three-bedroom maisonette, arranged over the first and second floors, benefitting from its own independent access via a private rear lobby and currently accessed from lockable stairs in the shop. The first-floor accommodation comprises a comfortable living room, a well-proportioned bedroom, a family bathroom, and a spacious kitchen. Situated to the rear, the kitchen is fitted with stylish white shaker-style doors and contrasting work surfaces, offering ample space for a generous dining table and chairs. The characterful living room features a stunning brick exposed fireplace and beamed ceiling. The bathroom features a shower cubicle, basin and toilet. The well-proportioned bedroom to the front features a beamed ceiling and open fire. Stairs from the central landing lead up to the 2nd floor, which benefits from two further double bedrooms, a toilet and large loft space.



### Outside & Location

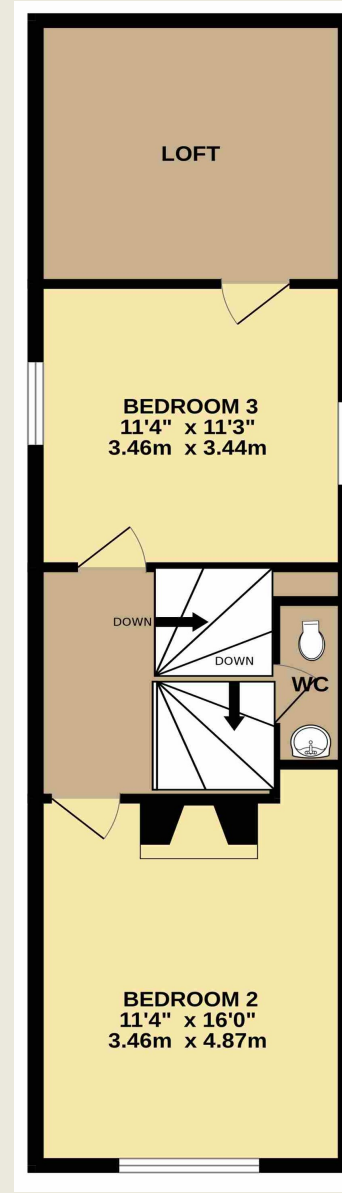
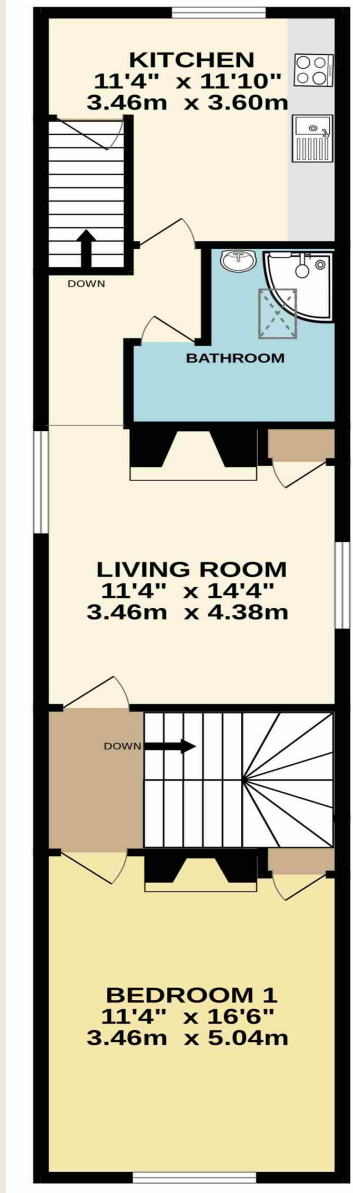
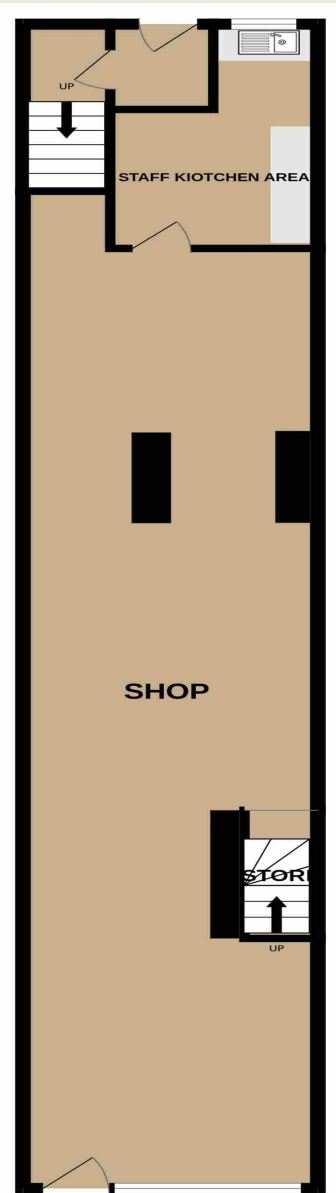
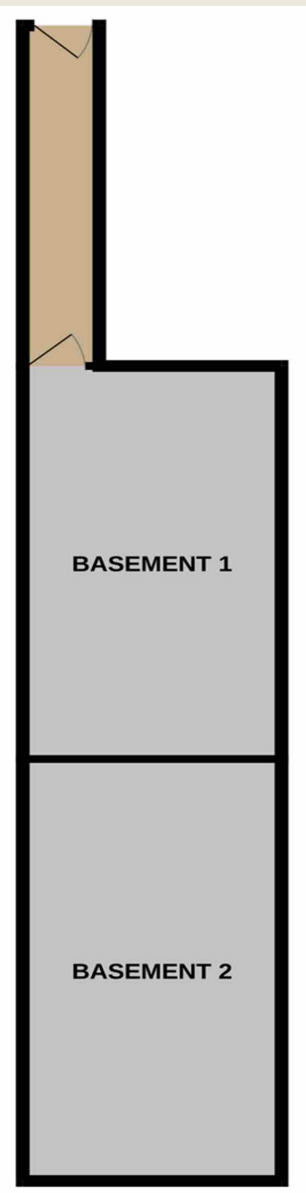
To the rear, there is an attractive garden measuring 58ft x 14ft, featuring mature shrubs/trees. To the rear of the garden there is a parking area.

The property is located in the prime retail location of Preston Street, with high foot flow.

Nestled in the heart of Kent, Faversham is a vibrant and characterful historic market town, rich in heritage and renowned for its picturesque cobbled streets and striking period architecture. At its heart lies a thriving community, celebrated for its traditional markets, independent shops, welcoming eateries, and lively pub and music scene — all contributing to a warm and

dynamic atmosphere. Education is a key strength of the town, with highly regarded schools including Queen Elizabeth's Grammar School. Cultural and recreational opportunities are abundant, including a theatre, both indoor and open-air swimming pools, and expansive green spaces such as the recreation ground. The surrounding countryside, stunning Kent coastline, and the nearby city of Canterbury are all within easy reach.

With its unique combination of history, community spirit, excellent amenities, and superb transport links, Faversham offers an exceptional quality of life—a town where heritage meets opportunity and where tradition and vitality thrive side by side.



**1 Queens Parade, East Street, Faversham, Kent, ME13 8AQ**

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**Please Note:** All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Plans are for general guidance only, it is not to scale and its accuracy cannot be confirmed.



## Additional Important information

Title: Freehold

Council Tax for flat: Band A

Shop rateable value: £9600 pa

The following information has been confirmed by our client and we have not verified this information-please ensure that you verify this information before proceeding with a purchase. Our vendor has supplied the property construction information to the best of their knowledge, but they are not surveyors and we recommend that any purchaser carries out a survey to confirm this information.

### Property Construction

Non conventional-Timber/brick framed with render. Tiled roof

### Sewerage - Mains Waste

### Electricity Supply- No other supply other than mains electric

### Water Supply - No other supply other than mains water

### Heating – Electric wall hung radiators

### Broadband Type - FTTC (Fibre to the cabinet)

We recommend that any prospective purchaser:

Check the installation types available at the address from Openreach:

<https://www.openreach.com/fibre-broadband>

Check the speed and supply or coverage at the address at Ofcom checker:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Mobile Signal/coverage

Our vendor is not aware of any known issues with mobile phone signal, such as areas of restricted coverage specific to the property.

We recommend that any prospective purchaser:

Check the Ofcom checker to ascertain coverage availability at the property:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Check with your provider as to the availability of coverage and likely speeds

Take your mobile on a viewing and test at the property

Shop EPC

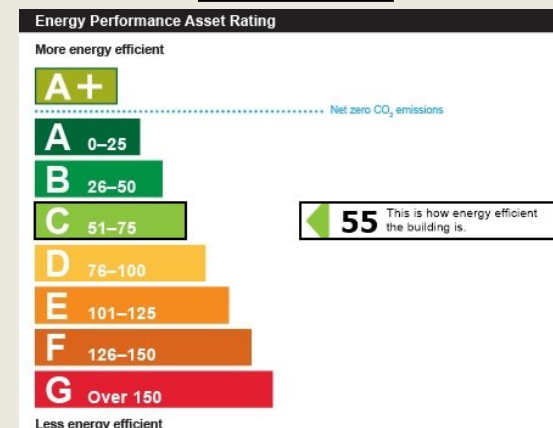


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### Parking

Drive to rear

### Building Safety

Our vendor is not aware of any known building safety issues or any planned or required works needed to rectify any identified defect/hazard

### Restrictions

The property is listed and there will be restrictions on any alterations.

### Rights and Easements

Our vendor is not aware of any rights of ways or easements over the property

### Flood/Erosion risk

Our vendor confirms that the property has not flooded in the last 5 years

Our vendor has confirmed that they are not aware of any known risk of coastal erosion affecting the property and its boundary

### Planning Permission or Proposal for Development

Our vendor is not aware of the existence of any known planning permission or proposals for development, construction or change of use affecting the property and its immediate locality.

### Coalfield or Mining Area

Our vendor is not aware of coalfield below the property and has confirmed they are not aware of any other mining activity that could affect the property.

**Identification and Anti-Money Laundering check (AML)**-If an offer is accepted on a property marketed by Invicta Estate Agents, then all purchasers are required to complete ID verification checks and AML checks, which is a legal obligation.

We use a specialist third-party company to carry out these checks. The fee is £60 per person (No VAT payable) to our sister company Invicta Property Management Ltd. Please note that this charge is non-refundable and sales memorandums cannot be issued until the fee has been paid.

Invicta Estate Agents are members of the The Property Ombudsman Scheme.

***Viewings strictly by appointment with Invicta Estate Agents 01795 591080***



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### Flat EPC

