

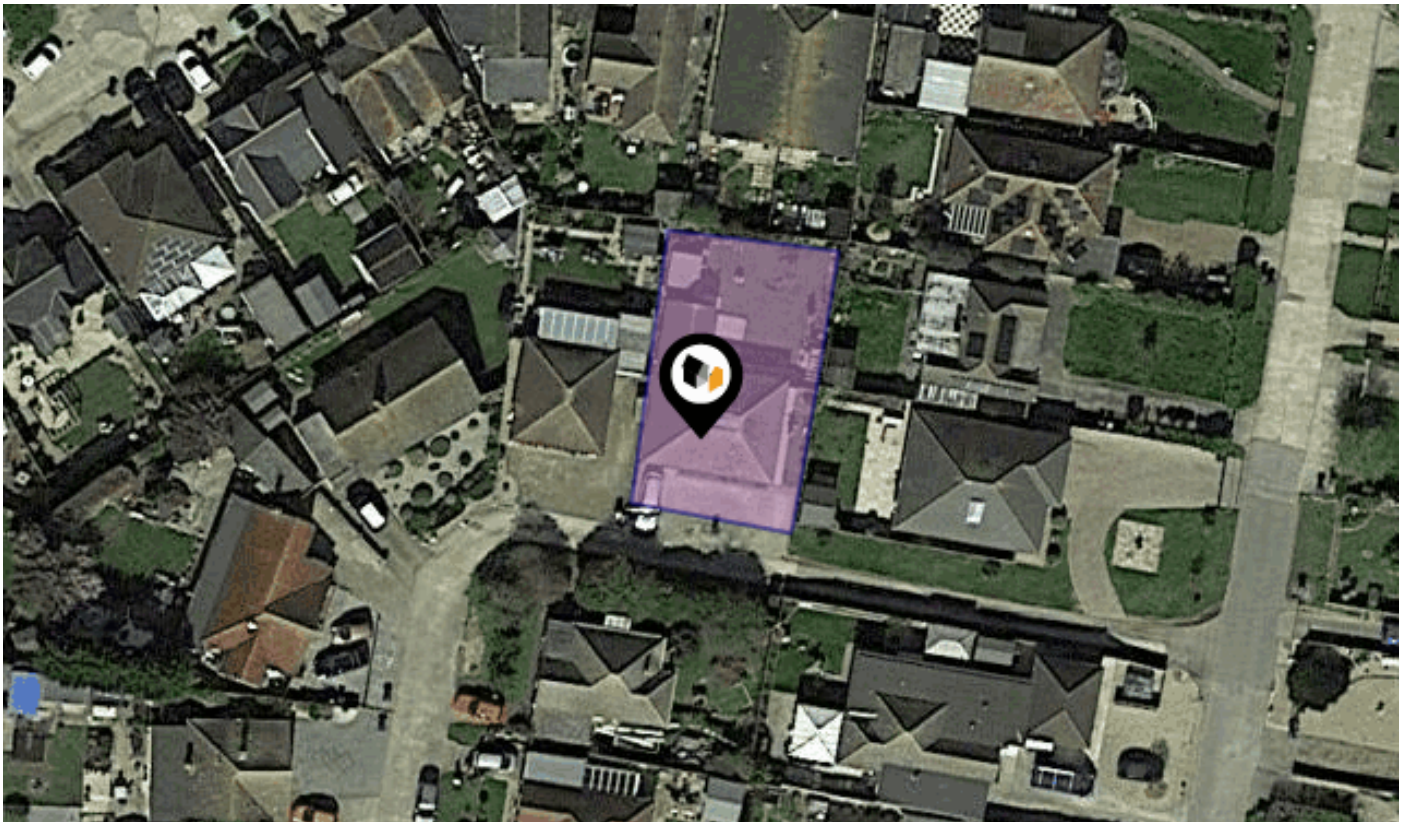


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th January 2024



ARMSTRONG SQUARE, HERNE BAY, CT6

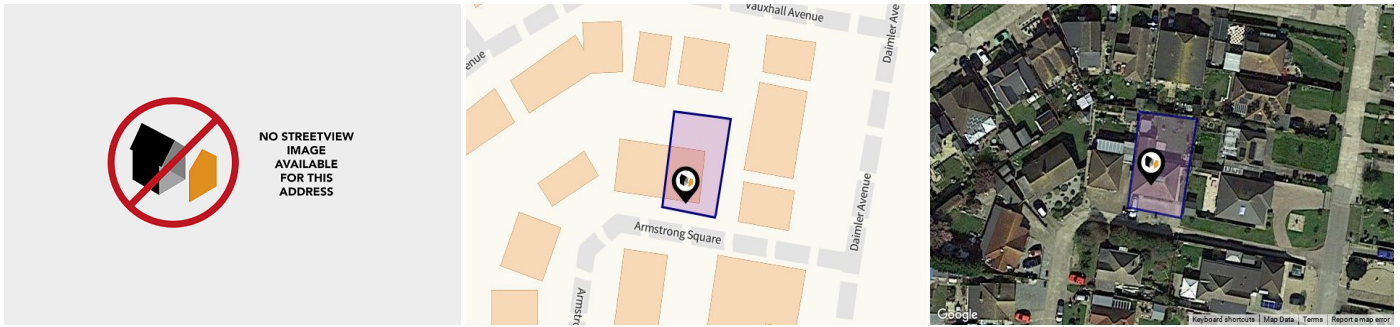
James Voysey Powered by eXp

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jamesvoysey.exp.uk.com






Property

Type:	Detached	Last Sold £/ft²:	£238
Bedrooms:	3	Tenure:	Freehold
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,791		
Title Number:	K186668		
UPRN:	100060828875		

Local Area

Local Authority:	Canterbury
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	59 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



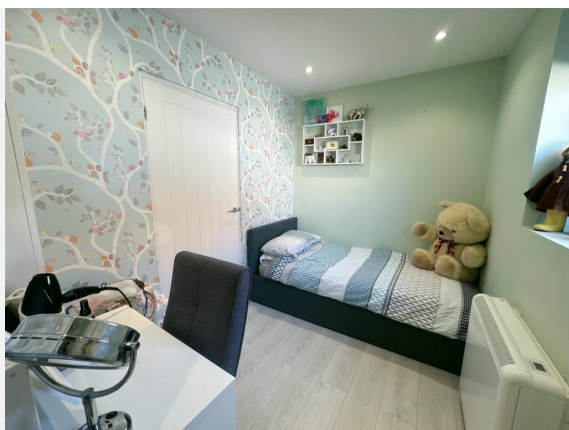
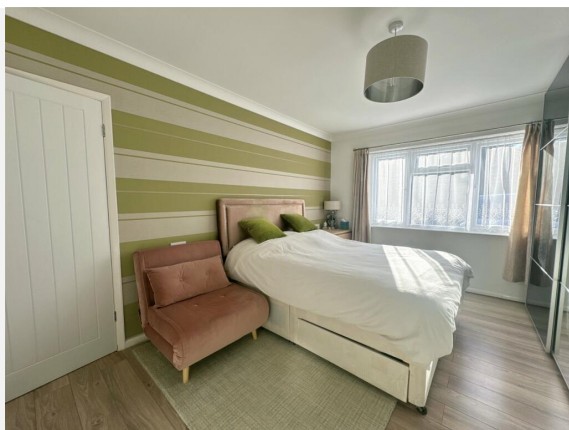
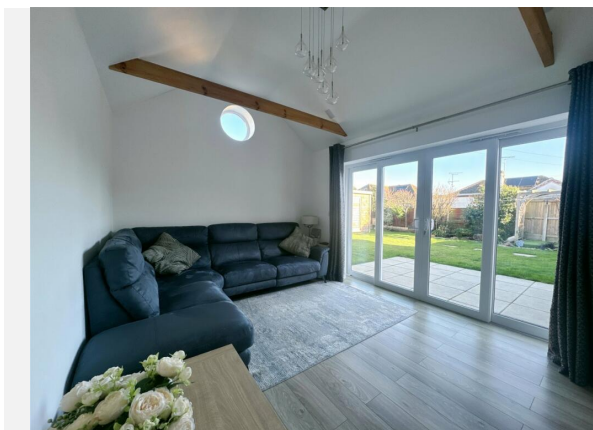
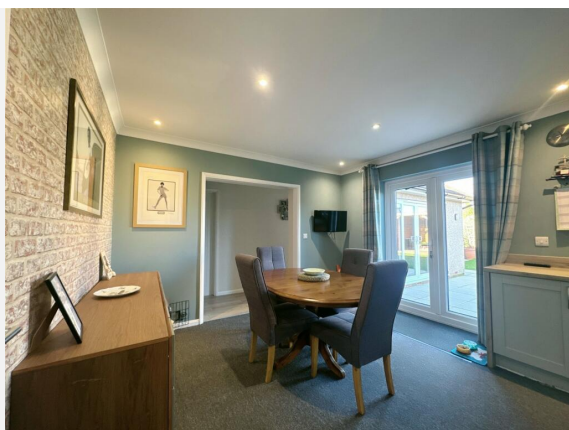
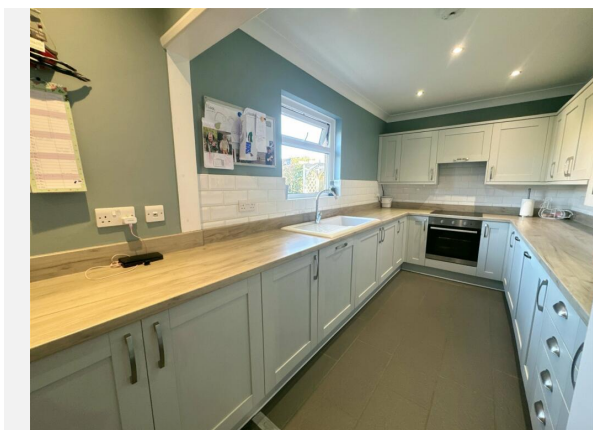
Planning History

This Address

Planning records for: *17, Armstrong Square, Herne Bay, CT6 8AF*

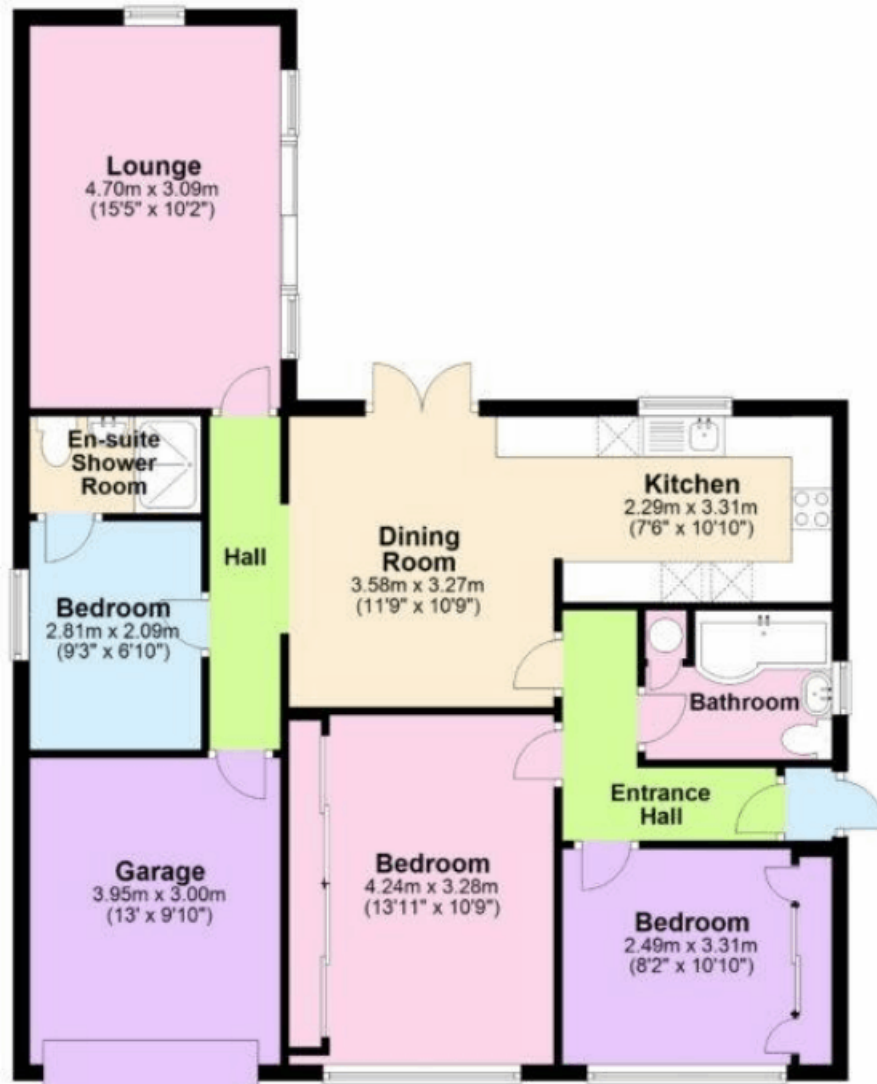
Reference - CA//13/00489	
Decision:	Decided
Date:	22nd March 2013
Description:	Demolition of garage and erection of extension at side/rear of dwelling. Alterations to include block paved driveway to front of dwelling.

Gallery Photos





ARMSTRONG SQUARE, HERNE BAY, CT6



Property EPC - Certificate

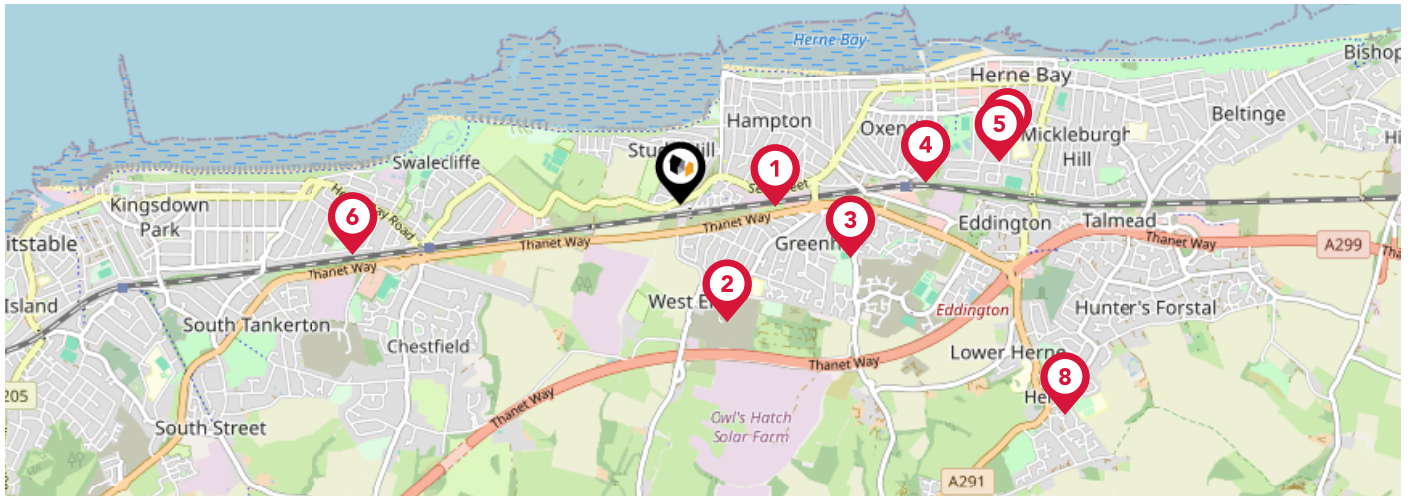
Energy rating









E

Valid until 23.03.2033

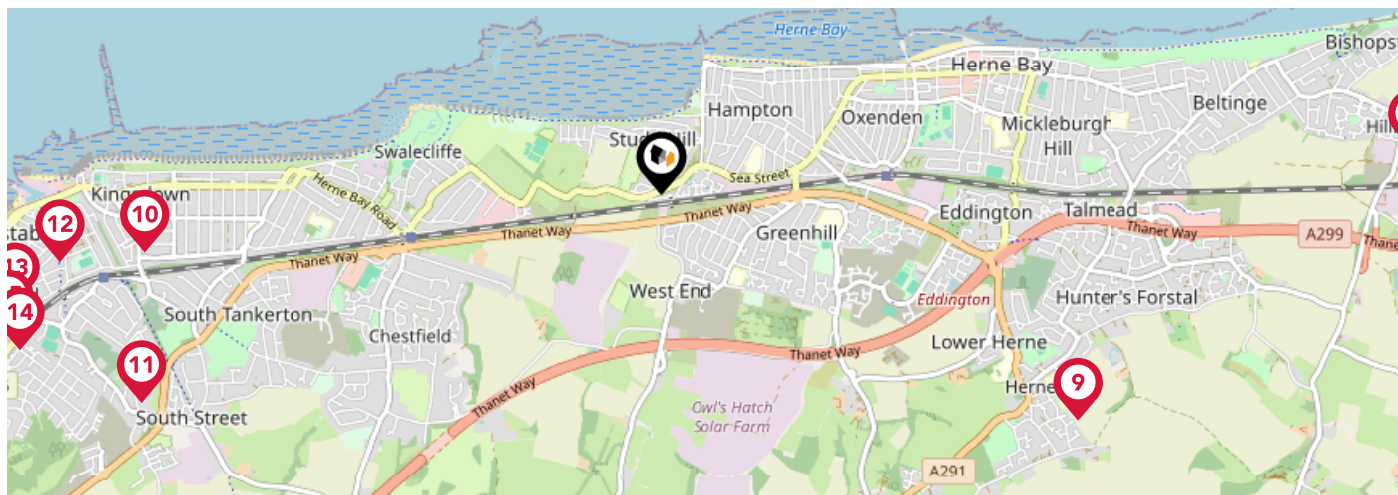
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		









Area Schools



		Nursery	Primary	Secondary	College	Private
	Hampton Primary School Ofsted Rating: Good Pupils: 694 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Briary Primary School Ofsted Rating: Good Pupils:0 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay High School Ofsted Rating: Good Pupils: 1586 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairlight Glen Independent Special School Ofsted Rating: Good Pupils: 7 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay Infant School Ofsted Rating: Good Pupils: 357 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swalecliffe Community Primary School Ofsted Rating: Good Pupils: 616 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay Junior School Ofsted Rating: Good Pupils: 459 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Church of England Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

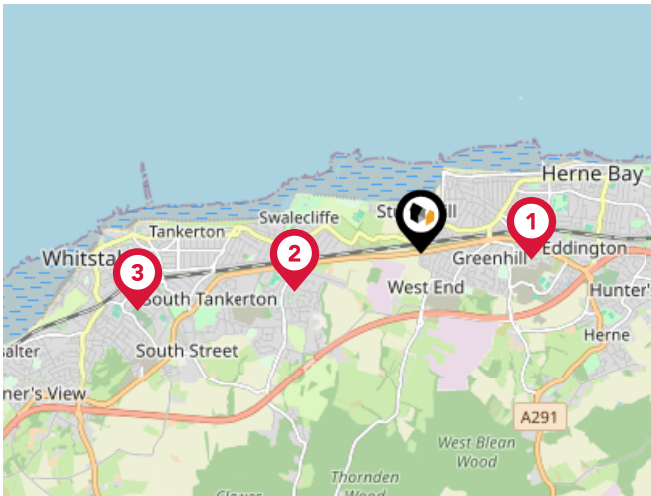
Area Schools



	Nursery	Primary	Secondary	College	Private
 Herne Church of England Infant and Nursery School Ofsted Rating: Outstanding Pupils: 316 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's Catholic Primary School, Whitstable Ofsted Rating: Good Pupils: 414 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Whitstable School Ofsted Rating: Good Pupils: 835 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westmeads Community Infant School Ofsted Rating: Requires Improvement Pupils: 176 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitstable and Seasalter Endowed Church of England Junior School Ofsted Rating: Outstanding Pupils: 192 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Alphege Church of England Infant School Ofsted Rating: Good Pupils: 187 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitstable Junior School Ofsted Rating: Good Pupils: 272 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Reculver Church of England Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

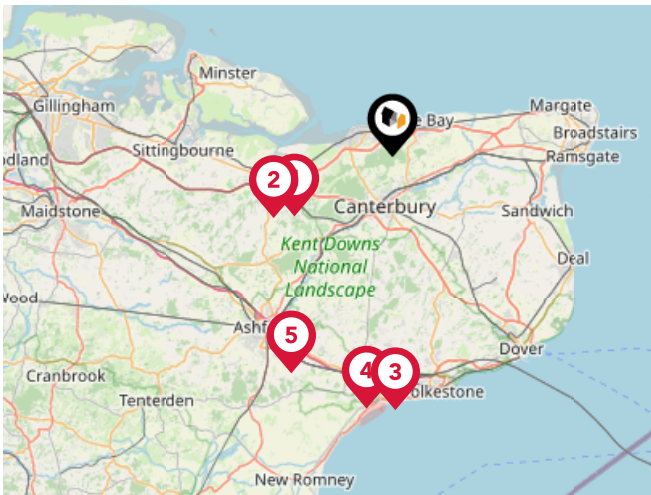
Area

Transport (National)








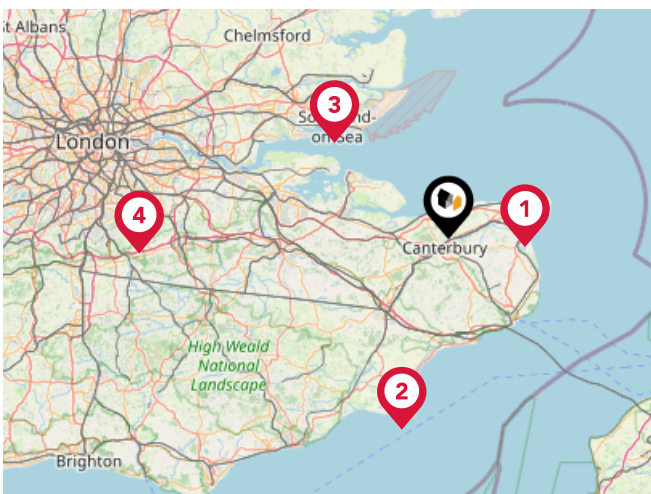
National Rail Stations

Pin	Name	Distance
	Herne Bay Rail Station	1.01 miles
	Chestfield & Swalecliffe Rail Station	1.23 miles
	Whitstable Rail Station	2.69 miles




Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	8.54 miles
	M2 J6	9.95 miles
	M20 J11A	18.81 miles
	M20 J11	18.76 miles
	M20 J10A	17.74 miles

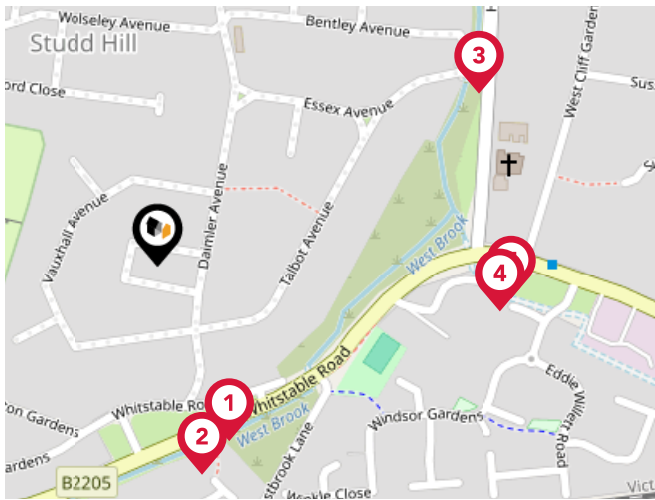


Airports/Helipads






Pin	Name	Distance
	Kent International Airport	11.47 miles
	Lydd London Ashford Airport	29.25 miles
	London Southend Airport	21.97 miles
	Biggin Hill Airport	45.89 miles

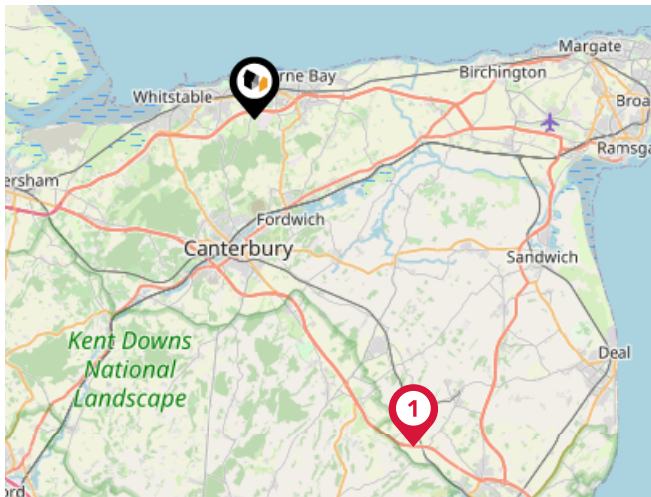
Area

Transport (Local)




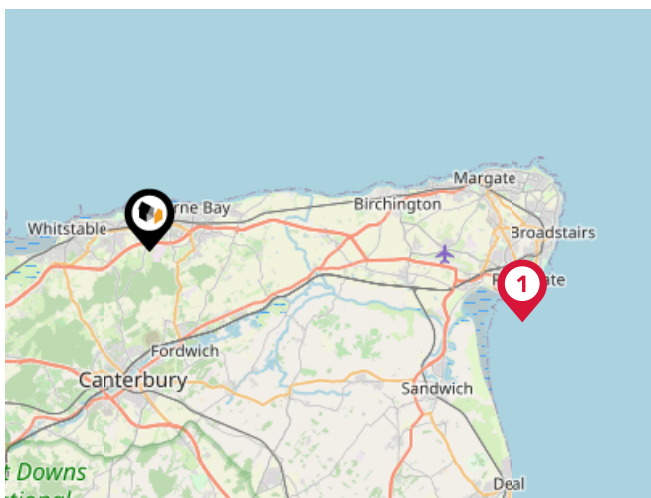
Bus Stops/Stations

Pin	Name	Distance
	Daimler Avenue	0.11 miles
	Daimler Avenue	0.12 miles
	Essex Avenue	0.21 miles
	Westcliff Gardens	0.2 miles
	Westbrook Farm	0.21 miles




Local Connections

Pin	Name	Distance
	Shepherdswell Station (East Kent Railway)	13.5 miles



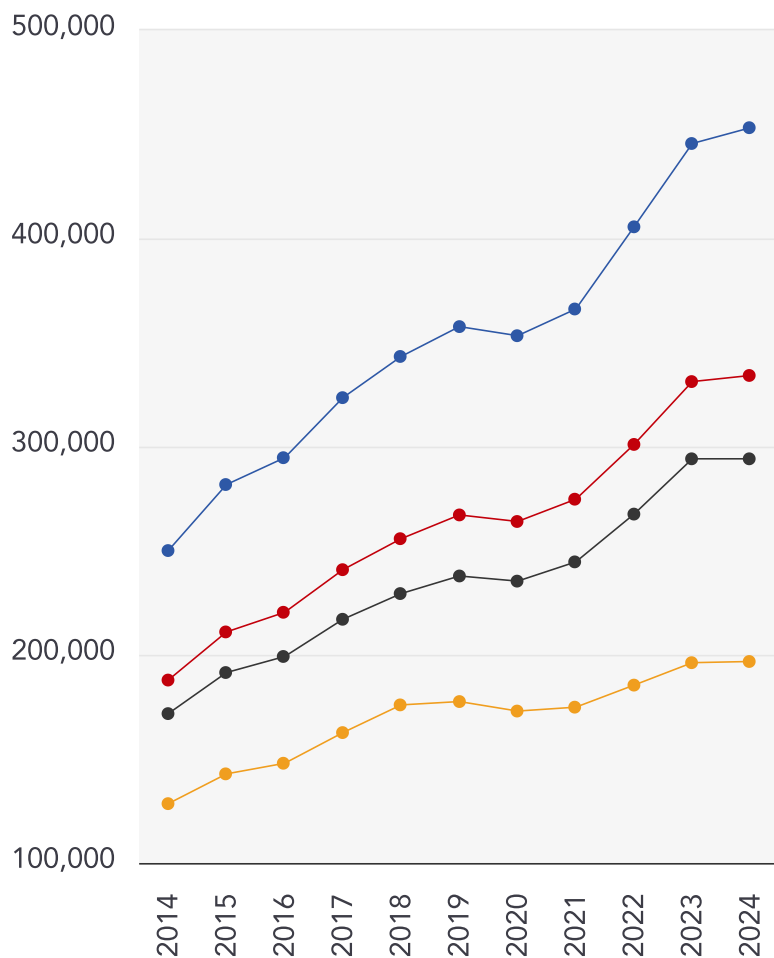
Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	14.07 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CT6



Detached

+81.23%

Semi-Detached

+77.88%

Terraced

+71.26%

Flat

+53.14%

James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



[/james-voysey-7ba90719b](#)

James Voysey Powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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