

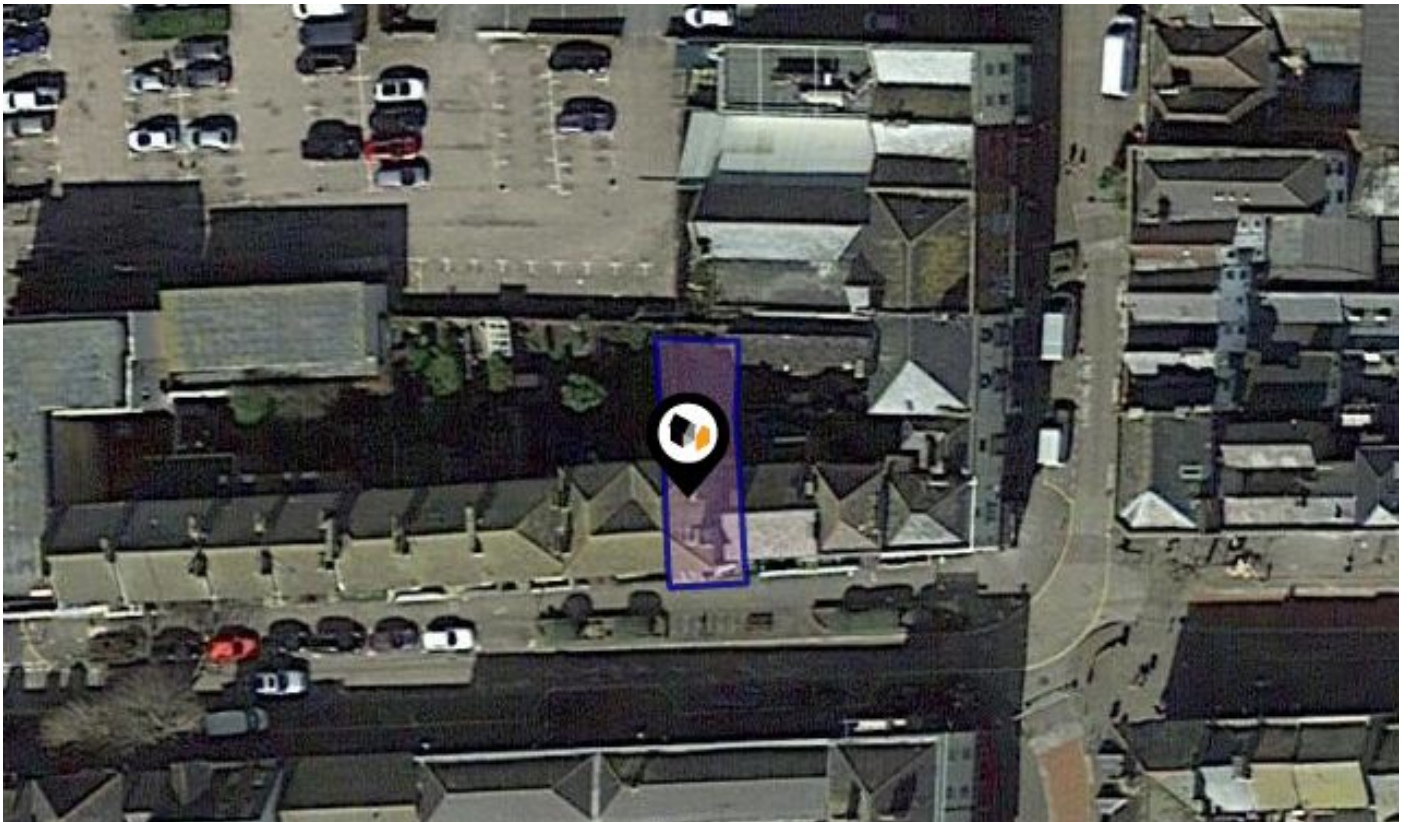


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th January 2024



MORTIMER STREET, HERNE BAY, CT6

James Voysey Powered by eXp

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Property

Type:	Terraced	Last Sold £/ft²:	£132
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,976 ft ² / 183 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band Deleted		
Title Number:	K503194		
UPRN:	100060835718		

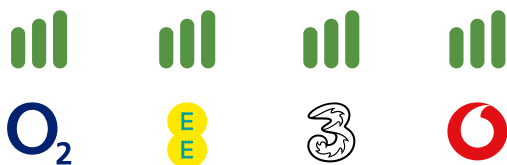
Local Area

Local Authority:	Kent
Conservation Area:	Herne Bay, Canterbury
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

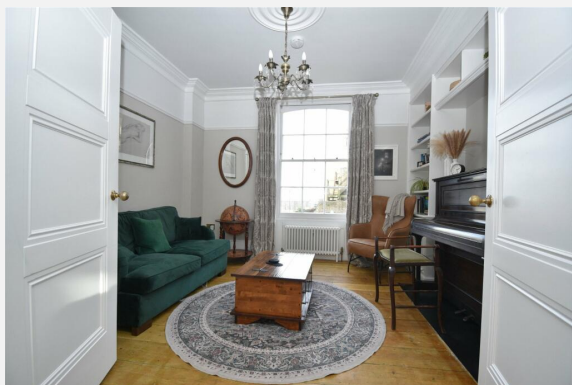
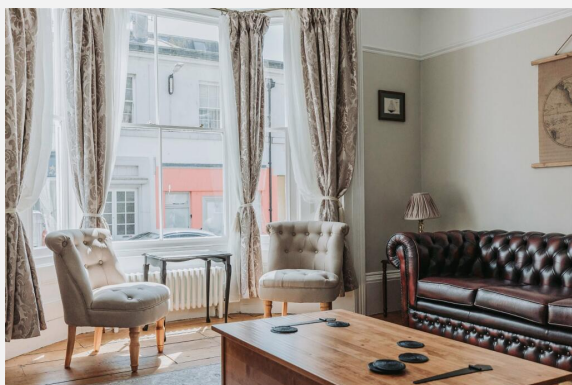


Planning History

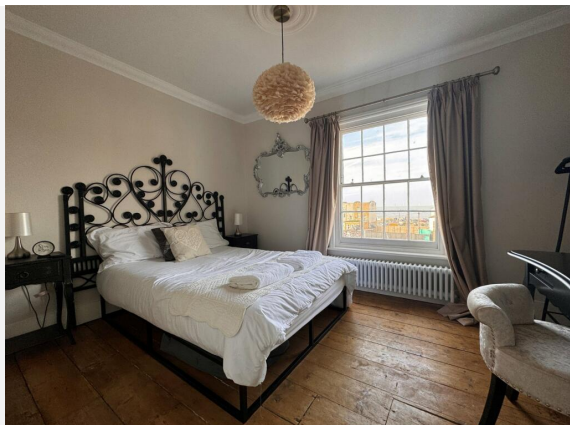
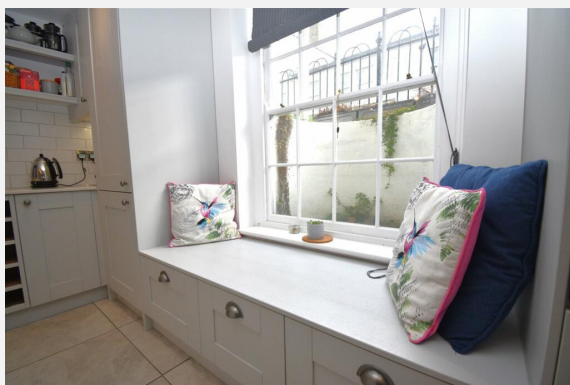
This Address

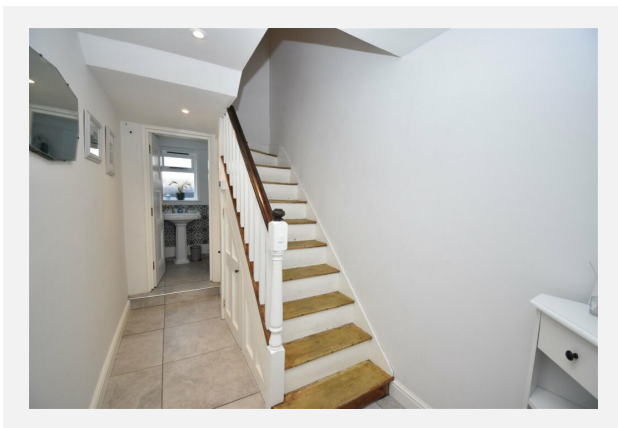
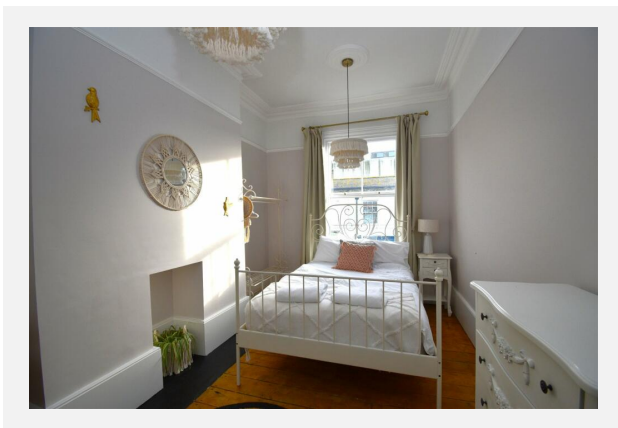
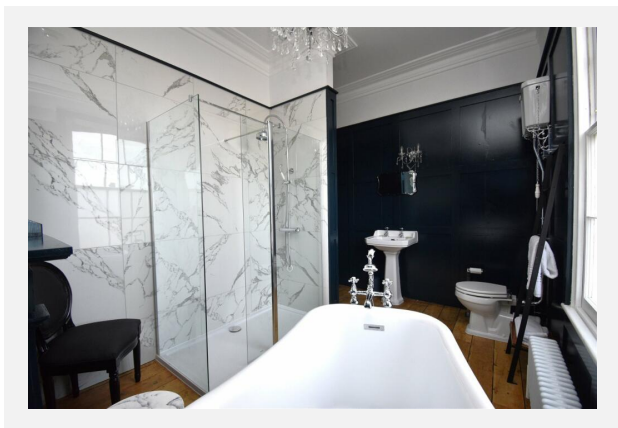
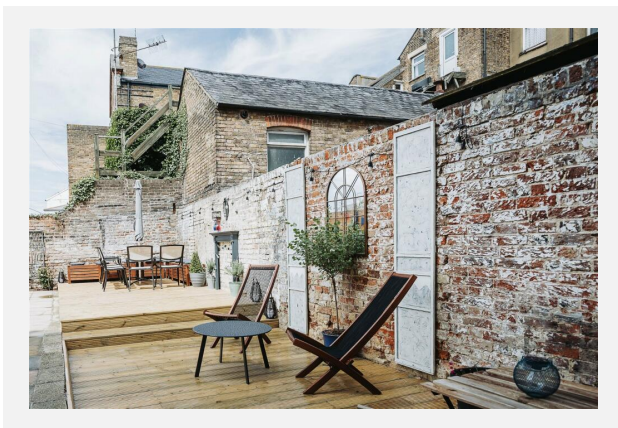
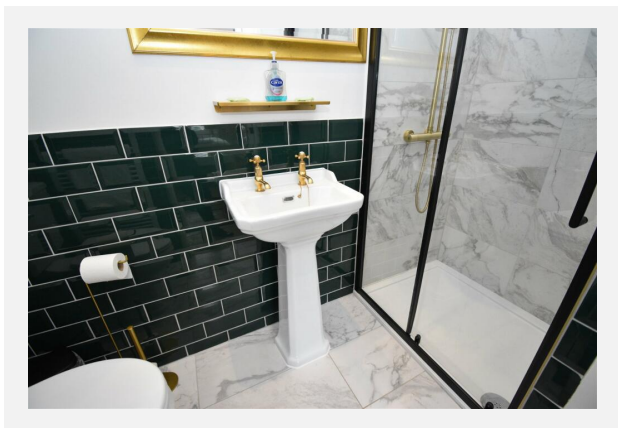
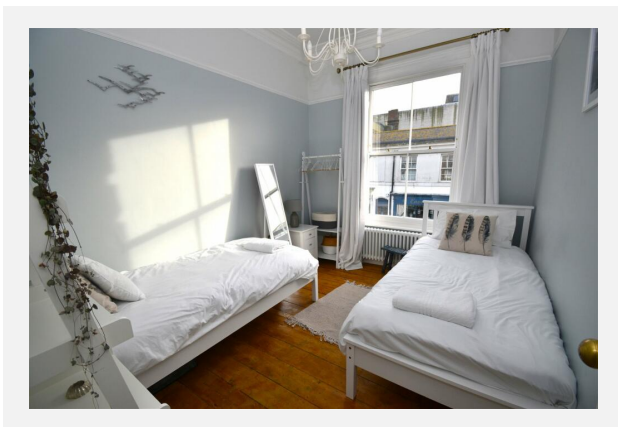
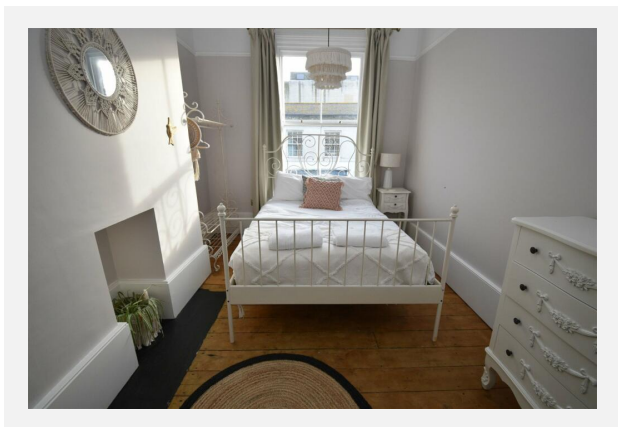
Planning records for: **83, Mortimer Street, Herne Bay, CT6 5PR**

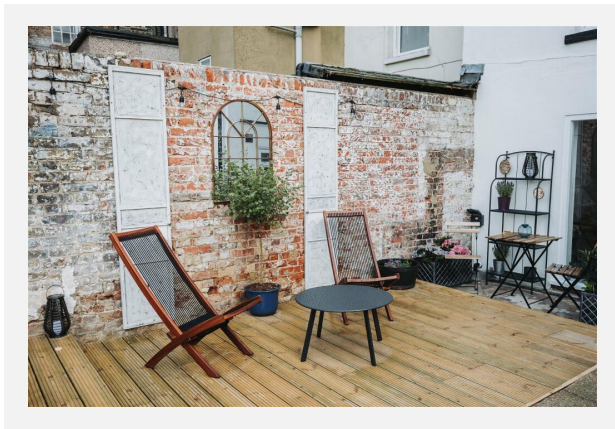
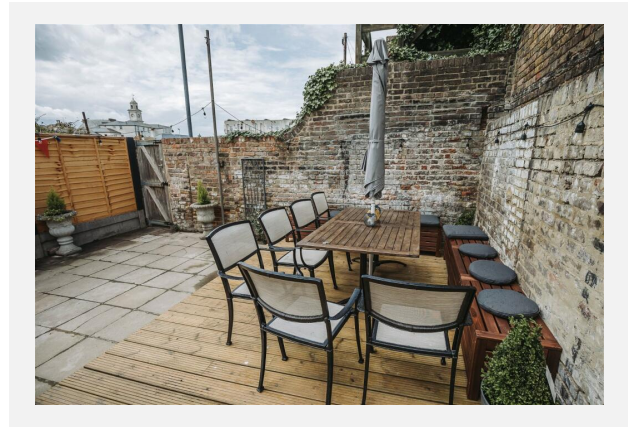
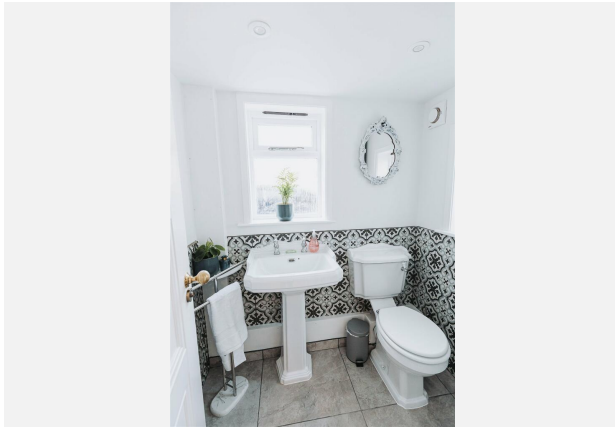
Reference - CA//07/01628	
Decision:	Decided
Date:	20th November 2007
Description:	Single-storey extension to rear of dwelling.



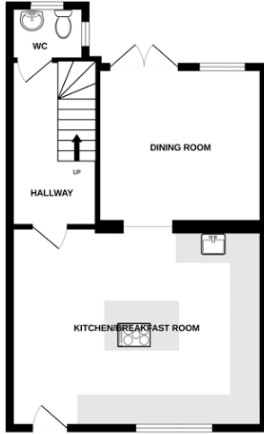
Gallery Photos



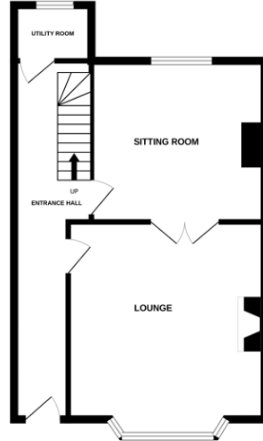




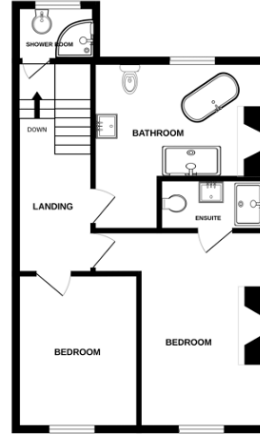
MORTIMER STREET, HERNE BAY, CT6



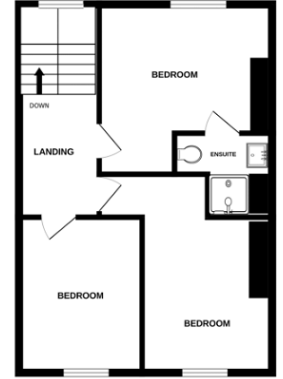
LOWER GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
478 sq.ft. (44.2 sq.m.) approx.

TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) 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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Property EPC - Certificate

CT6

Energy rating

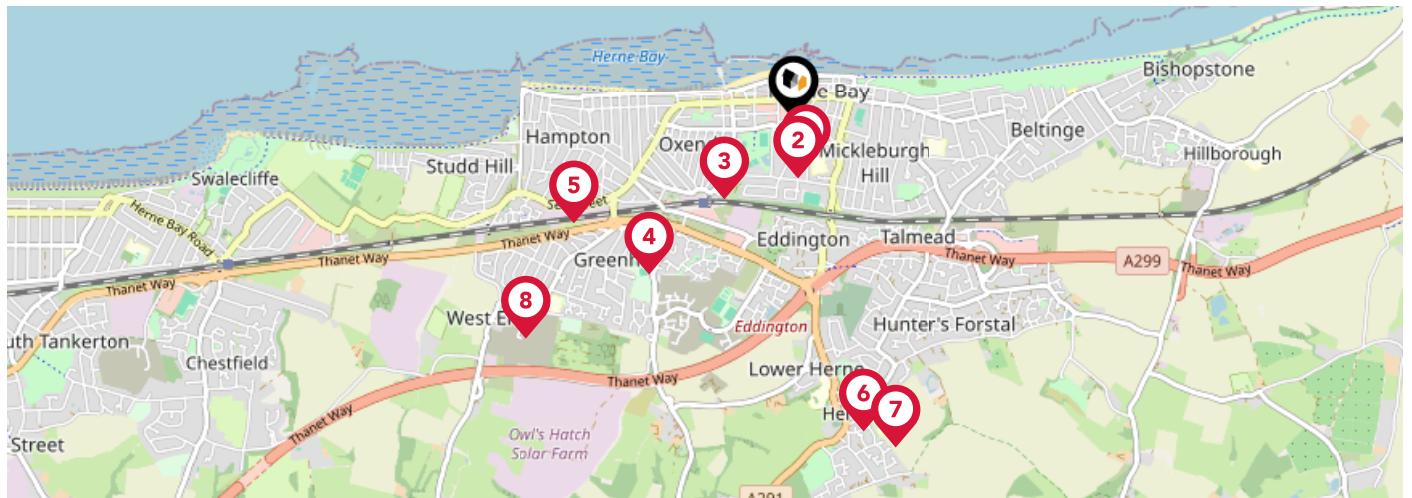
E









Valid until 06.05.2024

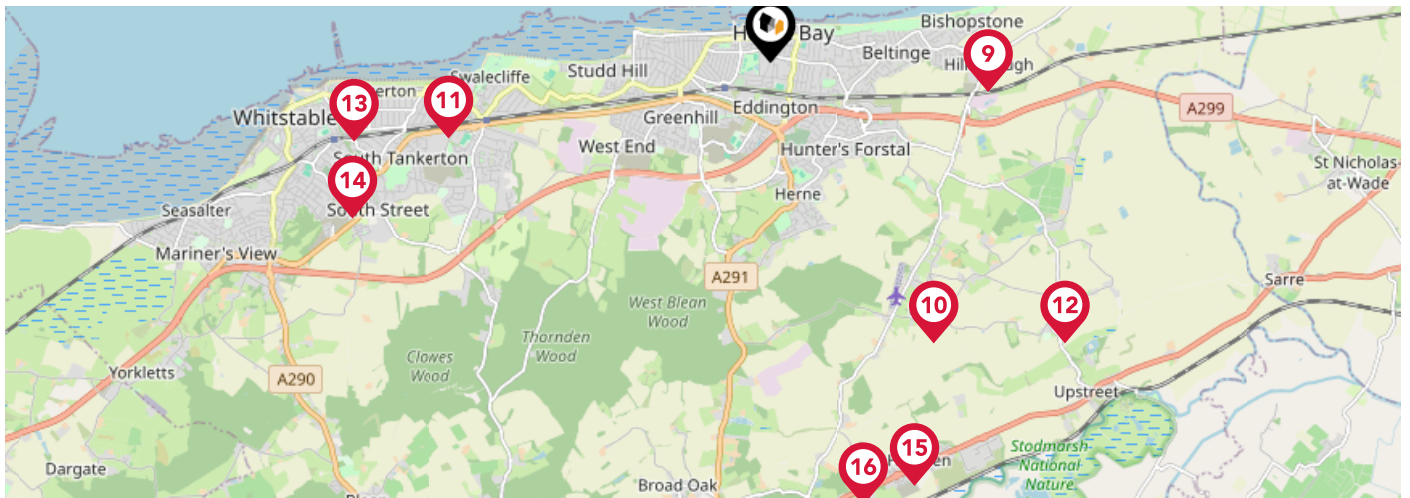
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 31% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	210 m ²



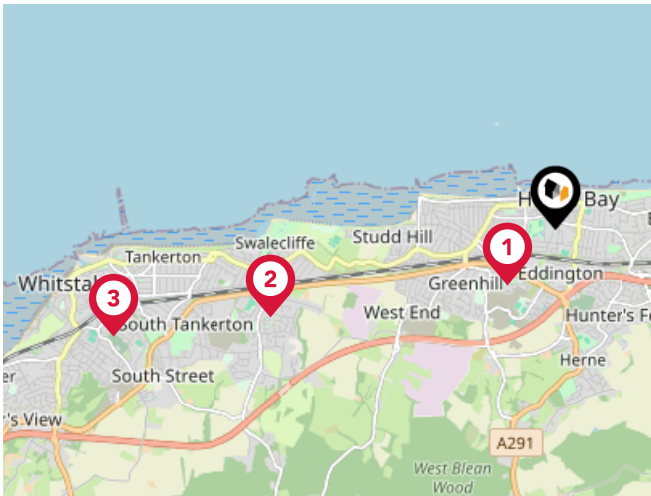
		Nursery	Primary	Secondary	College	Private
	Herne Bay Junior School Ofsted Rating: Good Pupils: 459 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay Infant School Ofsted Rating: Good Pupils: 357 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairlight Glen Independent Special School Ofsted Rating: Good Pupils: 7 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay High School Ofsted Rating: Good Pupils: 1586 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hampton Primary School Ofsted Rating: Good Pupils: 694 Distance:1.12	<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:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Church of England Infant and Nursery School Ofsted Rating: Outstanding Pupils: 316 Distance:1.59	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Reculver Church of England Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hoath Primary School Ofsted Rating: Good Pupils: 88 Distance:3.01	<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:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chislet Church of England Primary School Ofsted Rating: Good Pupils: 102 Distance:3.77	<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:3.92	<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:4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Water Meadows Primary School Ofsted Rating: Good Pupils: 94 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Spires Academy Ofsted Rating: Good Pupils: 648 Distance:4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

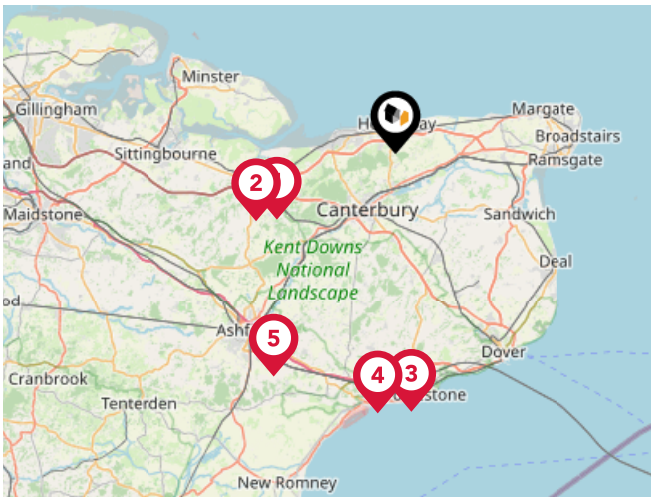
Area

Transport (National)








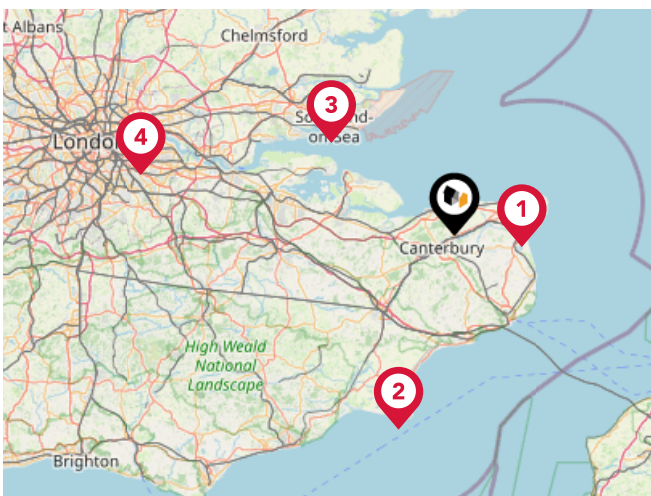
National Rail Stations

Pin	Name	Distance
	Herne Bay Rail Station	0.68 miles
	Chestfield & Swalecliffe Rail Station	2.76 miles
	Whitstable Rail Station	4.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	10.04 miles
	M2 J6	11.47 miles
	M20 J13	19.16 miles
	M20 J11A	19.31 miles
	M20 J10A	18.82 miles

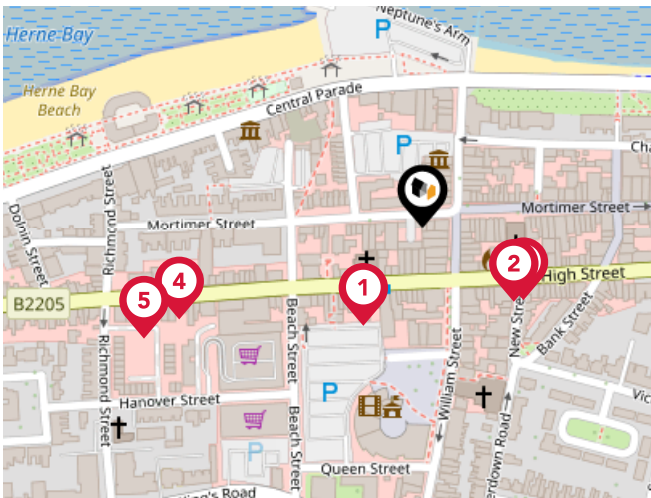


Airports/Helipads






Pin	Name	Distance
	Kent International Airport	10.09 miles
	Lydd London Ashford Airport	30.08 miles
	London Southend Airport	22.82 miles
	London City Airport	47.36 miles

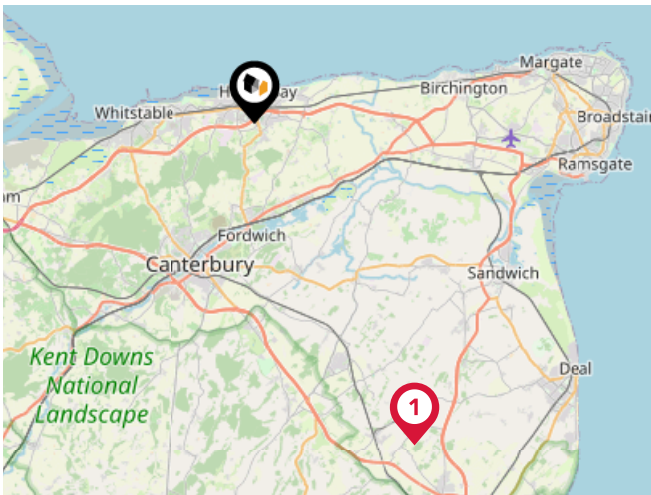
Area

Transport (Local)




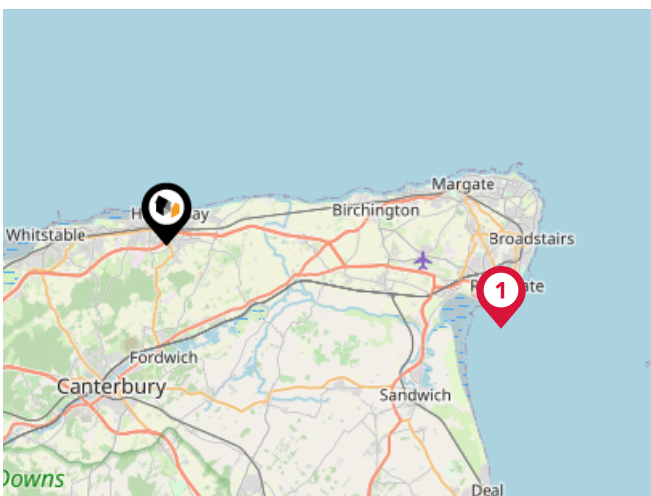
Bus Stops/Stations

Pin	Name	Distance
	Library	0.07 miles
	Fire Station	0.07 miles
	Fire Station	0.07 miles
	Richmond Street	0.15 miles
	Richmond Street	0.17 miles



Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	13.32 miles



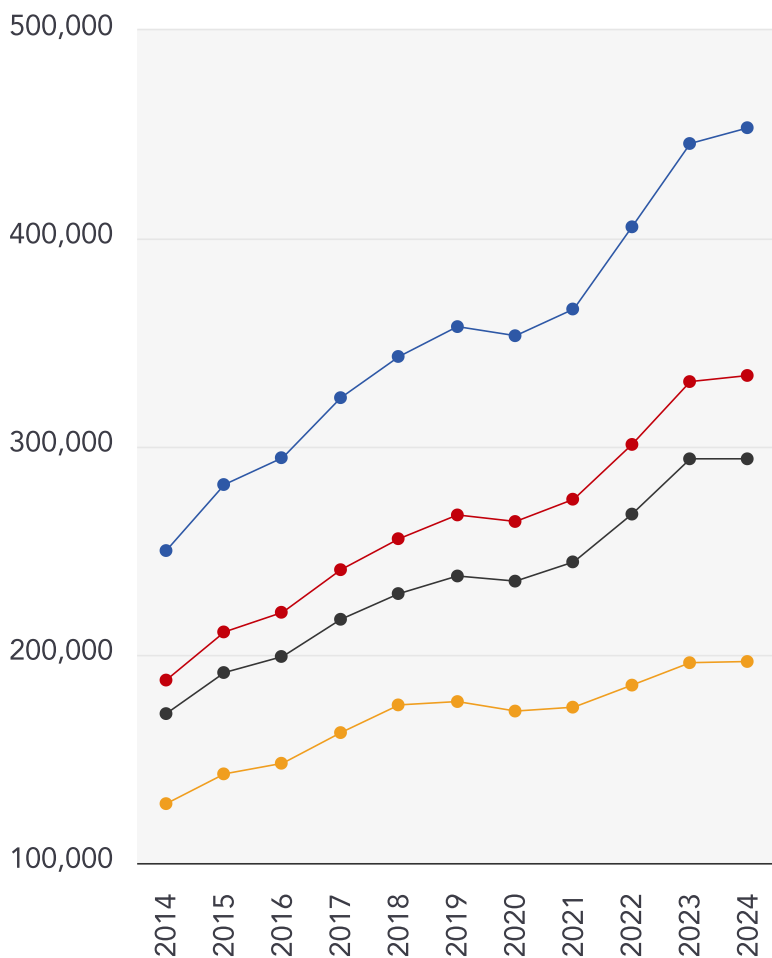
Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	12.74 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

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JAMES VOYSEY



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