

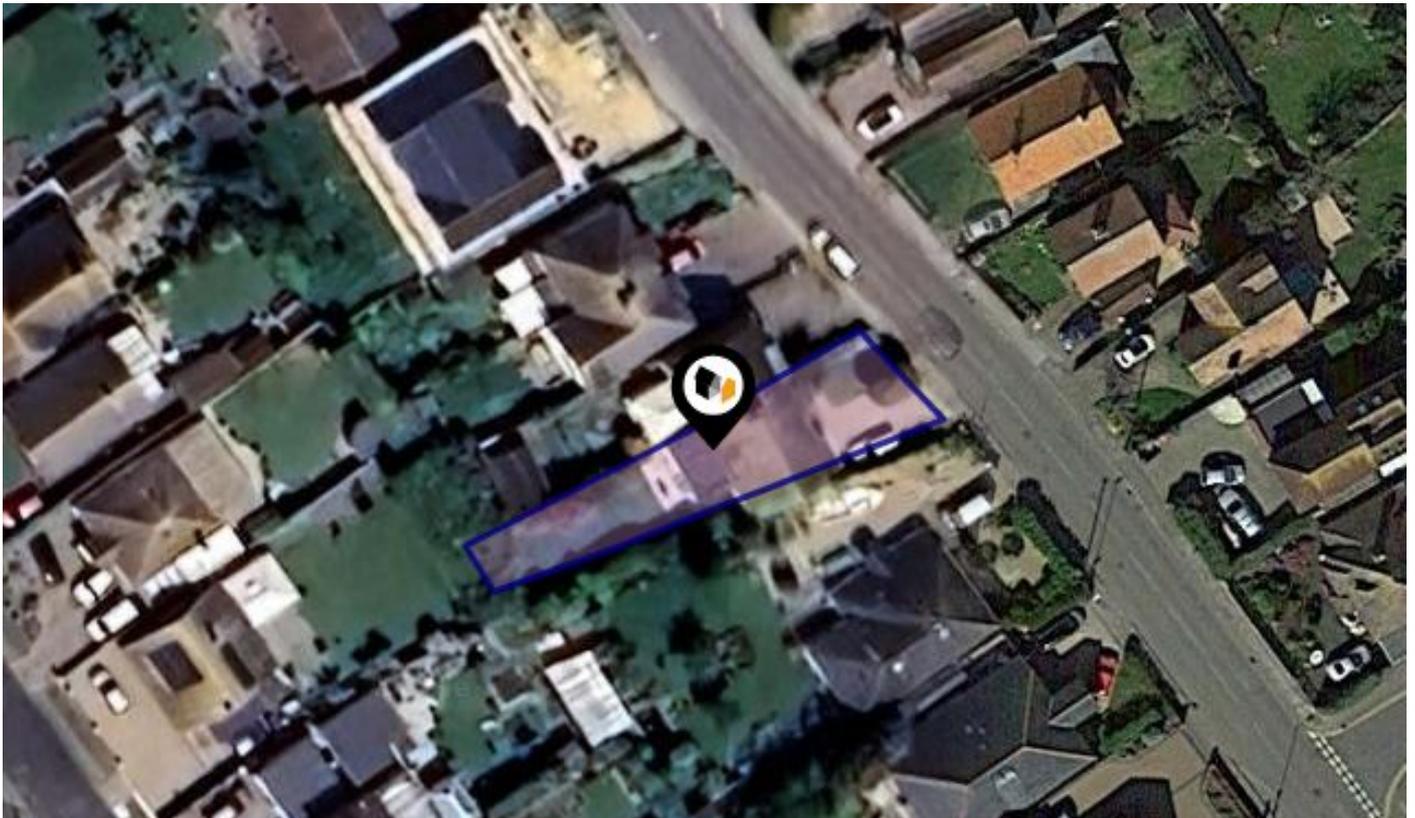


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



RECVLVER ROAD, HERNE BAY, CT6

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Spacious Family Home | Study & Utility Room | Open Plan Kitchen Dining Room | Off Street Parking | Walking Distance of Seafront | Recently Extended & Renovated | Popular Beltinge Location | EPC Band C | Please Quote JV0094

This double fronted family home has been extended and renovated to a high standard throughout. Situated on Reculver Road in the popular residential village of Beltinge with easy access to the seafront and cliff top walks.

Once inside you will find an incredibly spacious kitchen dining area with patio doors to the rear and sky lights. The fully fitted kitchen includes a breakfast bar and space for a range cooker and American style fridge freezer. There is a separate lounge with a box bay window, a study and a downstairs toilet. Upstairs, you will find four bedrooms, two en suite shower rooms and a family bathroom.

The front garden is nicely landscaped with a gravel driveway providing ample off street parking and the rear garden is mostly laid to lawn with an indian sandstone patio area plus there is the added benefit of side access.

GROUND FLOOR

Porch - 1.37m x 1.02m (4'5" x 3'4")

Entrance Hall - 3.59m x 1.83m (11'9" x 6'0")

Lounge - 4.47m into bay x 3.54m (14'7" into bay x 11'7")

Kitchen Dining Area - 6.45m x 5.47m (21'1" x 17'11")

Utility Room - 2.83m x 1.58m (9'3" x 5'2")

Study - 5.05m x 1.99m (16'6" x 6'6")

Downstairs WC

FIRST FLOOR

Landing

Bedroom 1 - 4.51m into bay x 3.32m (14'9" into bay x 10'10")

Shower Room - 2.5m x 1.1m (8'2" x 3'7")

Bedroom 2 - 3.53m x 3.48m (11'6" x 11'5")

Bedroom 3 - 5.04m x 2m (16'6" x 6'6")

Shower Room - 2.83m x 1.58m (9'3" x 5'2")

Bedroom 4 - 2.58m x 2.07m (8'5" x 6'9")

Bathroom - 2.07m x 1.8m (6'9" x 5'10")

OUTSIDE

Front Garden

Driveway

Rear Garden



Property

Type:	Semi-Detached	Last Sold £/ft²:	£377
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,388 ft ² / 129 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,015		
Title Number:	K185255		
UPRN:	100060837141		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	70 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: **216, Reculver Road, Herne Bay, CT6 6QA**

Reference - CA/21/00834
Decision: Decided
Date: 31st March 2021
Description: Two-storey side extension following demolition of existing side extension.
Reference - CA/20/00498
Decision: Decided
Date: 24th February 2020
Description: Prior notification received on 24/02/2020 and expiring on 06/04/2020 for a single-storey rear extension with a depth of 4 metres, eaves height of 2.5 metres and overall height of 3.9 metres.
Reference - CA//15/00457
Decision: Unknown
Date: 26th February 2015
Description: Certificate of proposed lawful development in respect of removal of existing garage door, partially bricked-up opening and a new uPVC window.

Gallery Photos

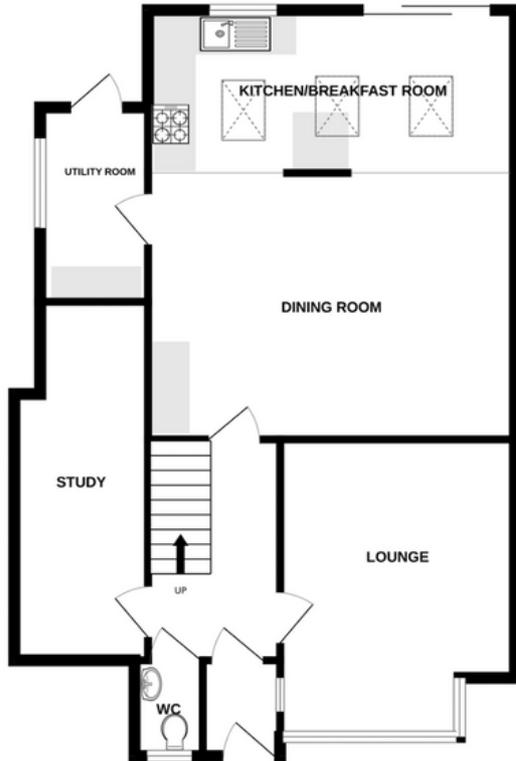






RECVLVER ROAD, HERNE BAY, CT6

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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

Property EPC - Certificate

HERNE BAY, CT6

Energy rating

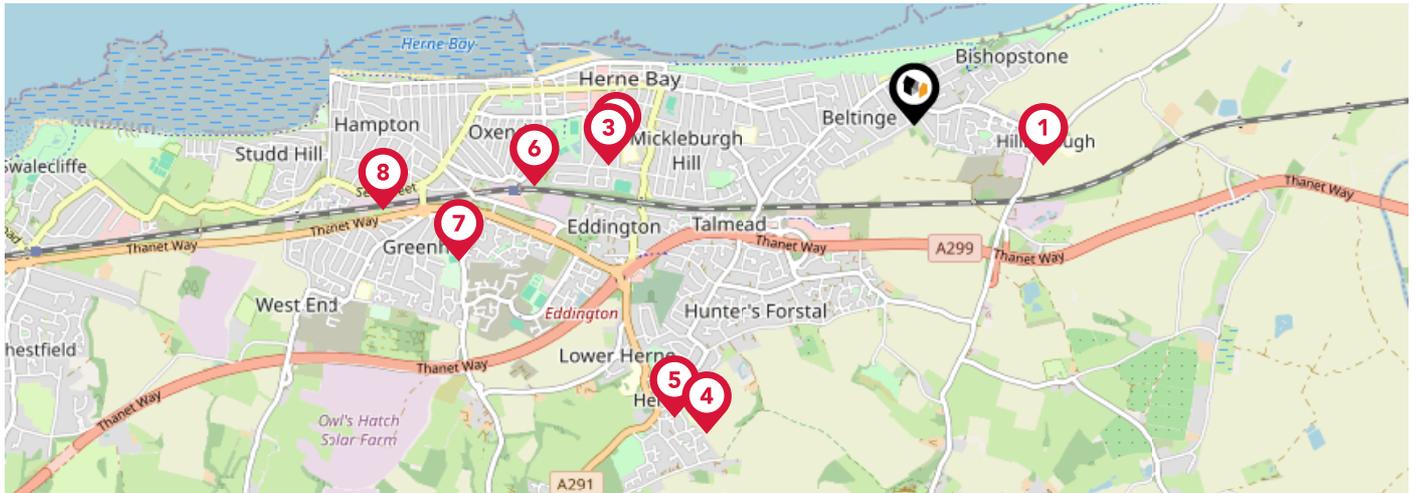
C

Valid until 28.02.2034

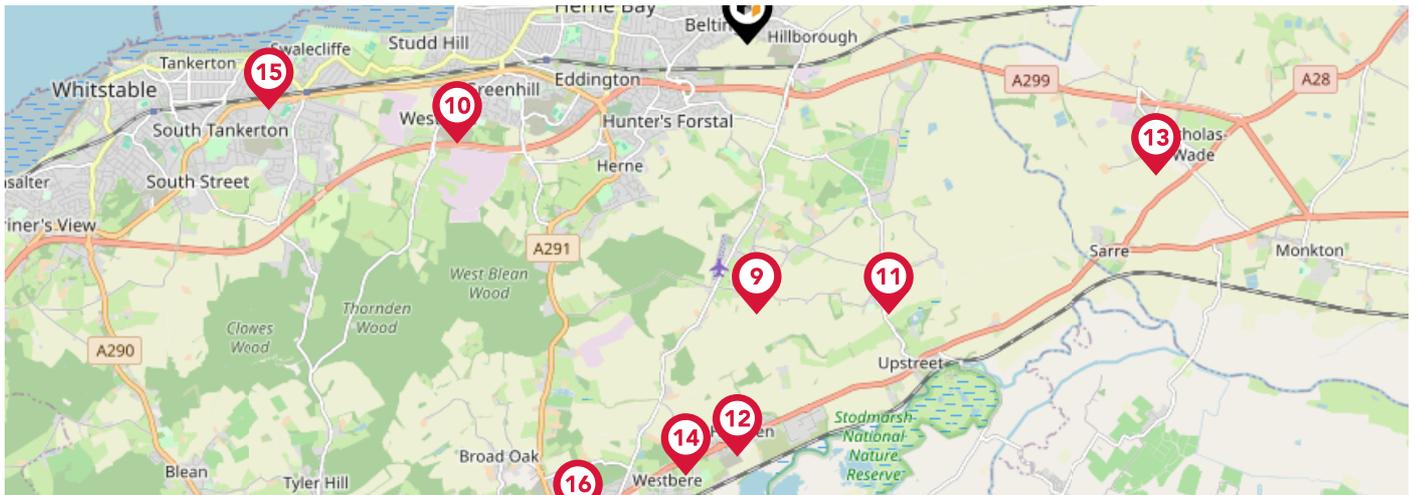
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	129 m ²



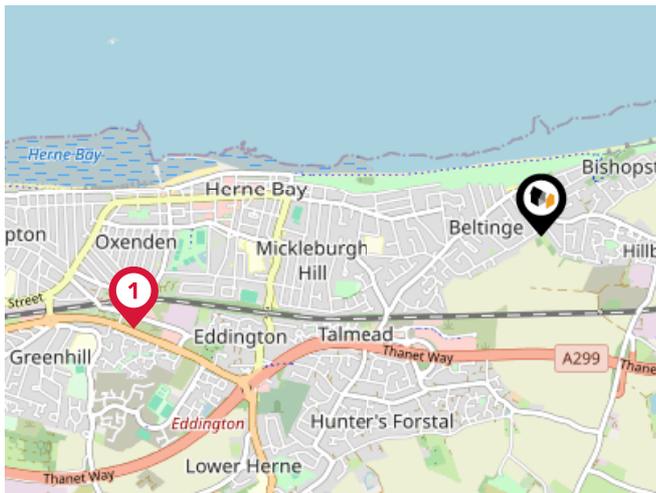
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 Reculver Church of England Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Herne Bay Junior School Ofsted Rating: Good Pupils: 459 Distance:1.38	<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:1.42	<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:1.72	<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:1.75	<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:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Herne Bay High School Ofsted Rating: Good Pupils: 1586 Distance:2.19	<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:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hoath Primary School Ofsted Rating: Good Pupils: 88 Distance:2.51	<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:2.82	<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:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water Meadows Primary School Ofsted Rating: Good Pupils: 94 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas At Wade Church of England Primary School Ofsted Rating: Good Pupils: 198 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spires Academy Ofsted Rating: Good Pupils: 648 Distance:4.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swalecliffe Community Primary School Ofsted Rating: Good Pupils: 616 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sturry Church of England Primary School Ofsted Rating: Outstanding Pupils: 398 Distance:4.7	<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	1.92 miles
	Sturry Rail Station	5.11 miles
	Chestfield & Swalecliffe Rail Station	4.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	11.27 miles
	M20 J13	19.04 miles
	M20 J12	19.34 miles
	M2 J6	12.74 miles
	M20 J11A	19.37 miles

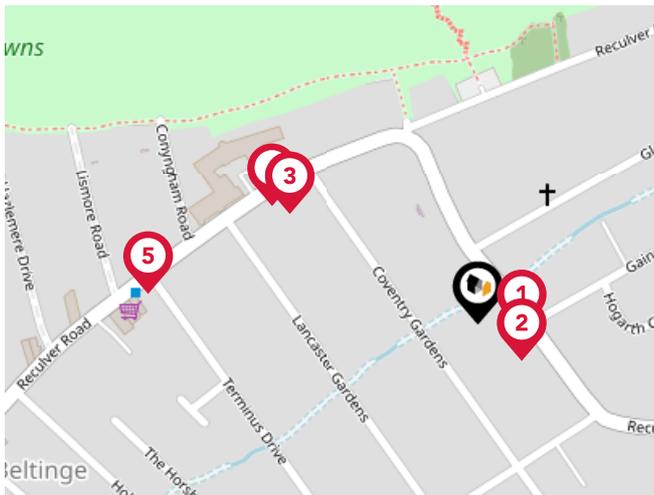


Airports/Helipads

Pin	Name	Distance
	Kent International Airport	8.68 miles
	Lydd London Ashford Airport	30.43 miles
	London Southend Airport	24.03 miles
	London City Airport	48.78 miles

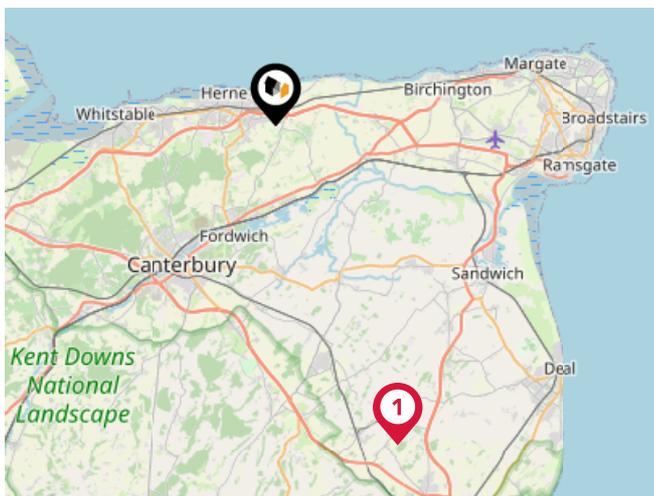
Area

Transport (Local)



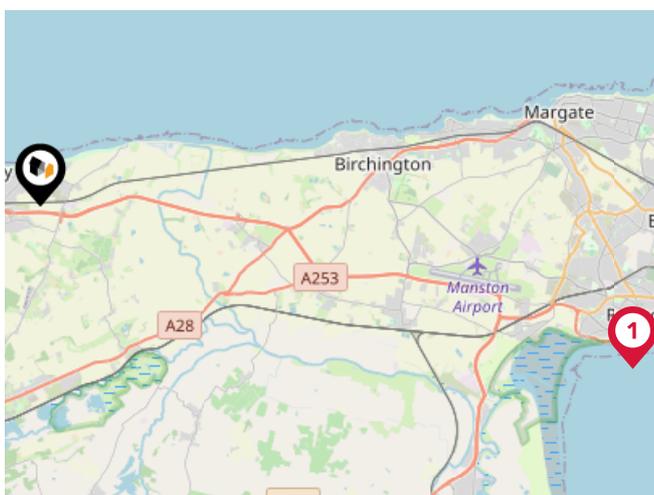
Bus Stops/Stations

Pin	Name	Distance
	Gainsborough Drive	0.03 miles
	Gainsborough Drive	0.03 miles
	Coventry Gardens	0.13 miles
	Coventry Gardens	0.14 miles
	Terminus Drive	0.19 miles



Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	12.67 miles



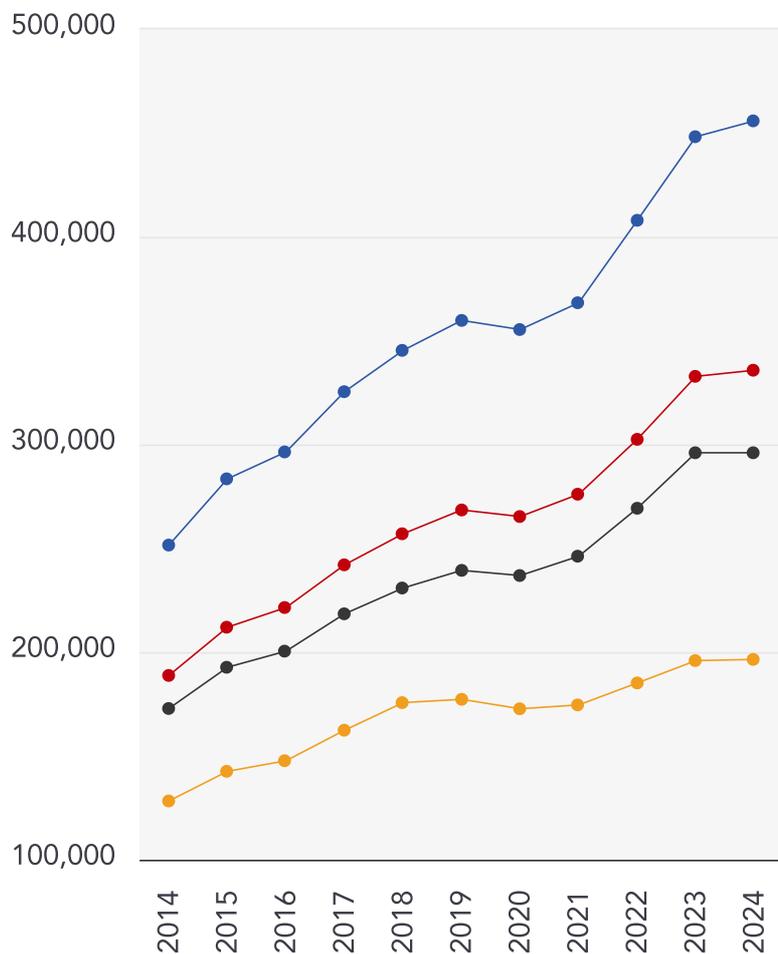
Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	11.34 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.



[/jamesvoyseystateagent](#)



[/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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