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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 06th September 2025



ASHBEE GARDENS, HERNE BAY, CT6

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Set on a generous 0.22-acre plot in one of Herne Bay's most desirable seafront positions, this three-bedroom detached bungalow offers a rare opportunity to embrace a true coastal lifestyle. With direct access to the beach via a rear gate and ramp, uninterrupted sea views to the rear, and the open downs directly behind, the setting is simply unrivalled.

The property is designed to maximise its location, with two of the bedrooms and main living spaces enjoying far-reaching sea views. Waking up to the sight and sound of the waves is a daily luxury, while the conservatory and lounge diner provide perfect vantage points to take in spectacular sunsets over the water. Inside, the accommodation is generous and versatile, with bright and spacious rooms that flow easily. The large lounge diner opens towards the conservatory, making it ideal for entertaining, while the reception room provides further flexible living space. The kitchen offers excellent proportions and practicality with enough space for dining and a door way out to the secluded side courtyard, while the three bedrooms give plenty of room for family or guests. The main bedroom with its sweeping sea views, is a highlight of the home.

The property also benefits from a bathroom, separate cloakroom/WC, integral garage, and ample storage. Outside, the property has ample off street parking and a well maintained front garden, but the real standout of this home is the established rear garden with raised beds, a patio area, ideal for outdoor dining or entertaining, a summer house with power and light and of course those incredible sea views.

Accommodation

Lounge Diner – 4.95m x 6.29m (16'3" x 20'8")

Reception Room – 4.90m x 2.32m (16'1" x 7'7")

Conservatory – 3.80m x 4.52m (12'6" x 14'10")

Kitchen – 2.81m x 6.85m (9'3" x 22'6")

Main Bedroom – 4.81m x 4.14m (15'9" x 13'7") with sea views

Bedroom 2 – 3.37m x 3.84m (11'1" x 12'7")

Bedroom 3 – 3.94m x 2.13m (12'11" x 7'0")

Bathroom – 1.52m x 2.64m (5'0" x 8'8")

W.C. – separate cloakroom

Garage – 2.79m x 5.02m (9'2" x 16'6")



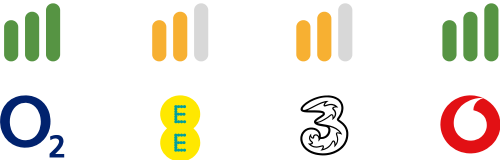
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.22 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,354		
Title Number:	K518733		

Local Area

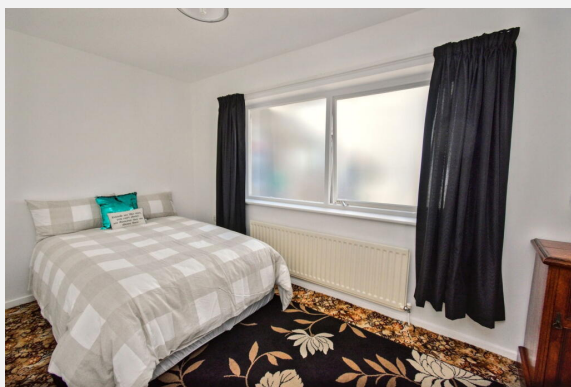
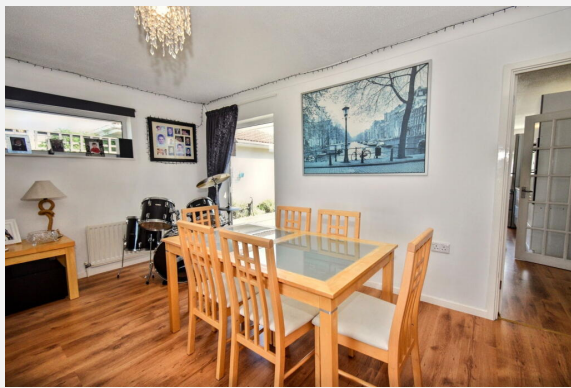
Local Authority:	Kent	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	52	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

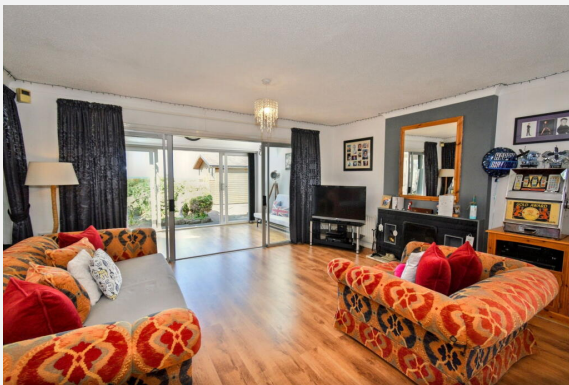
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



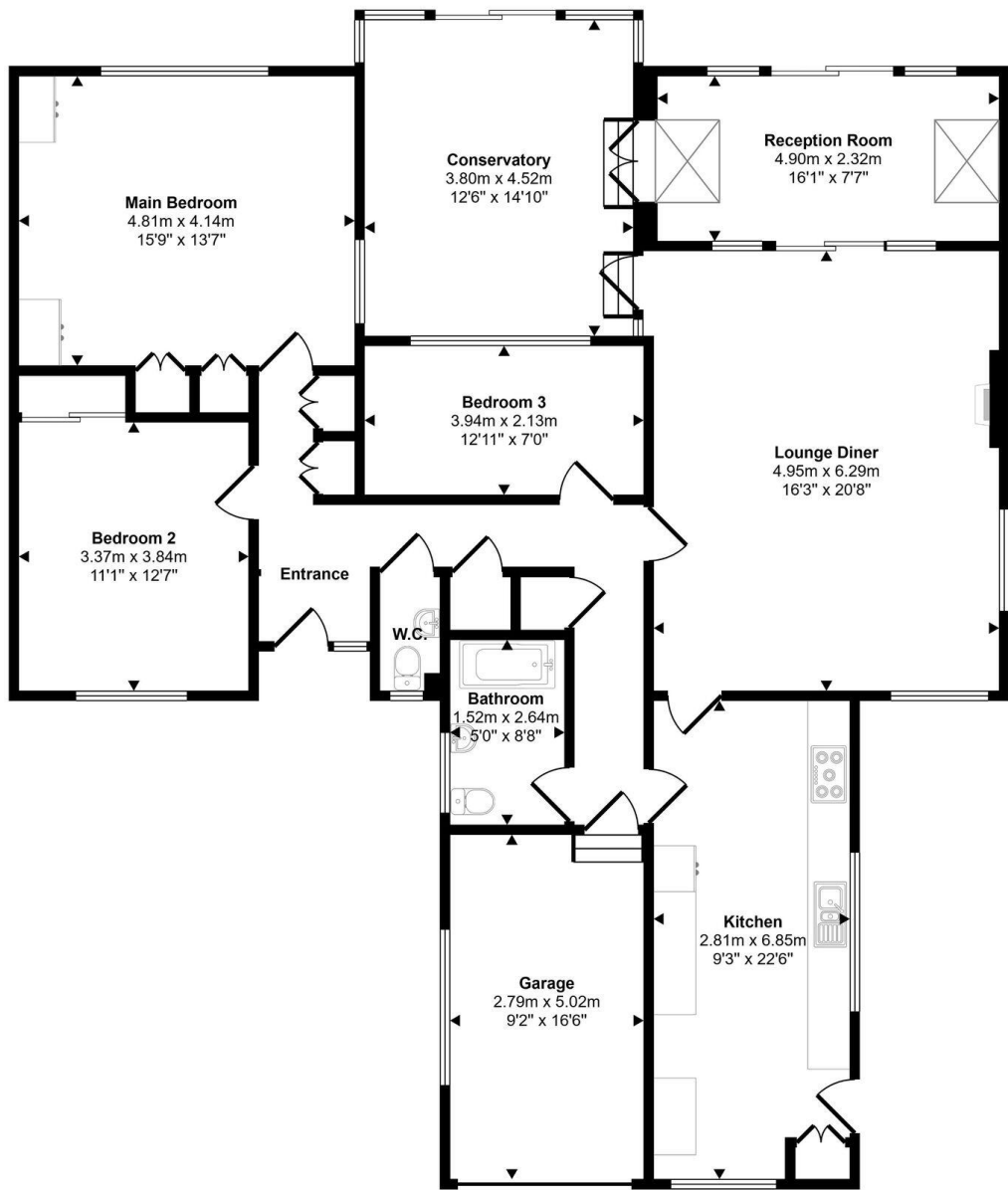






ASHBEE GARDENS, HERNE BAY, CT6

Approx Gross Internal Area
166 sq m / 1784 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HERNE BAY, CT6

Energy rating

E

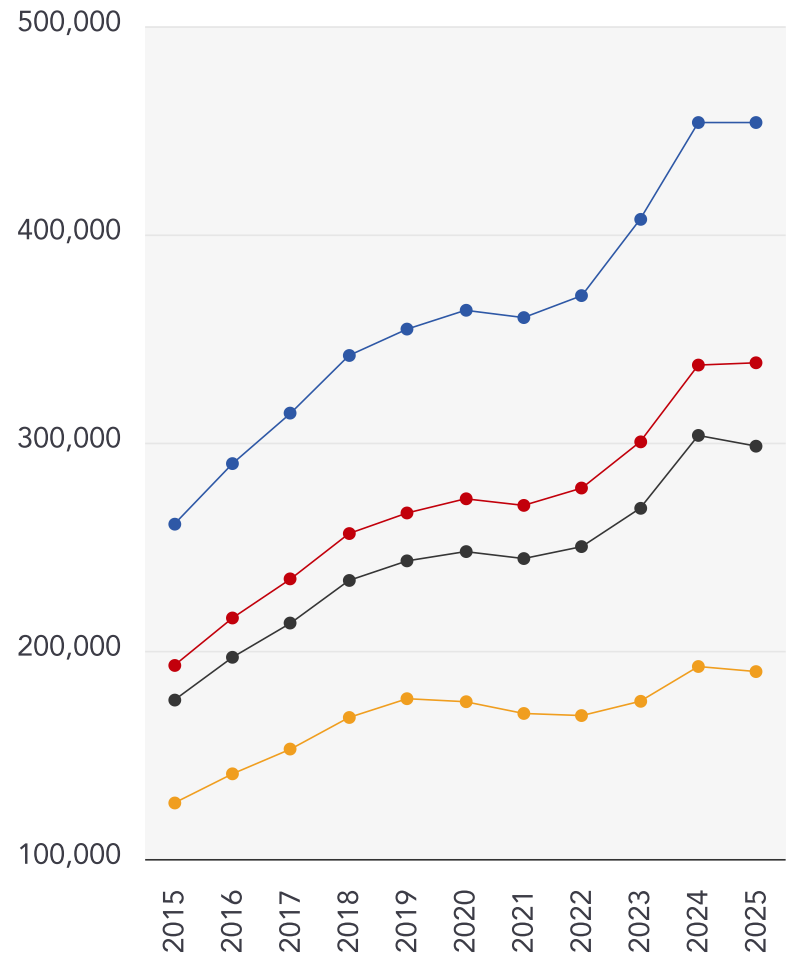
Valid until 10.02.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	147 m ²

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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

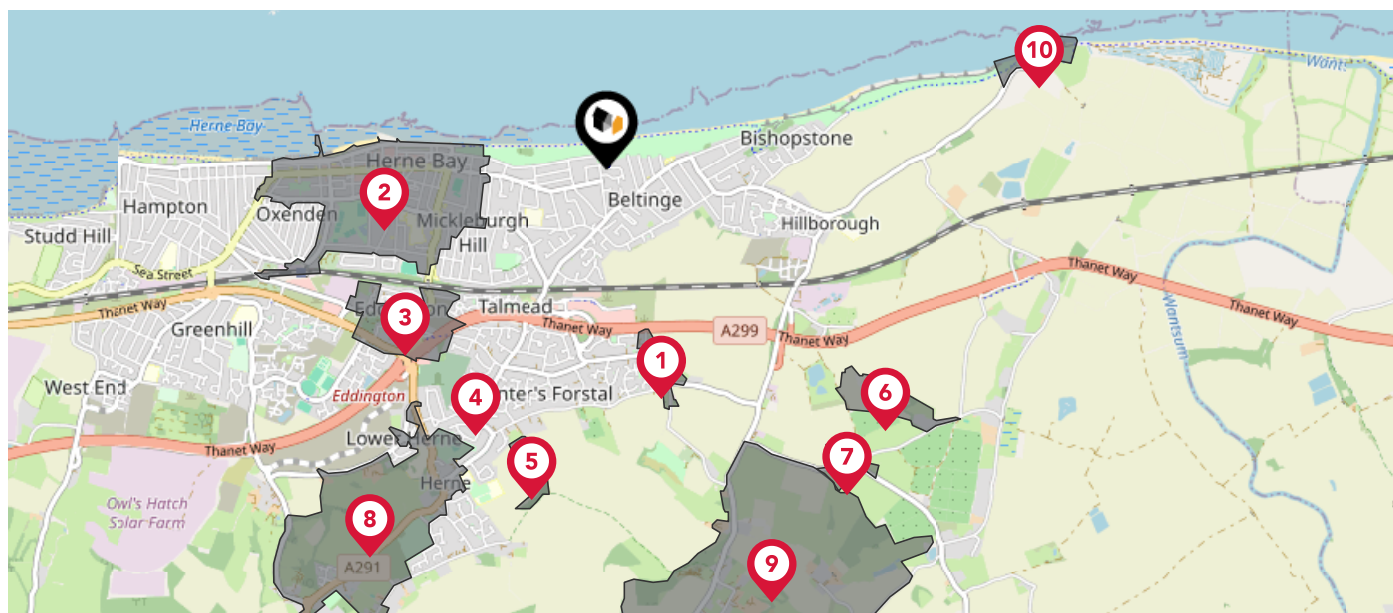
Flat

+49.74%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Broomfield

2

Herne Bay

3

Eddington, Herne Bay

4

Herne Windmill

5

Hawe Farm, Hunters Forstal

6

Under the Wood, Chislet

7

Highstead, Chislet

8

Herne

9

Ford, Maypole and Oldtree, Hoath

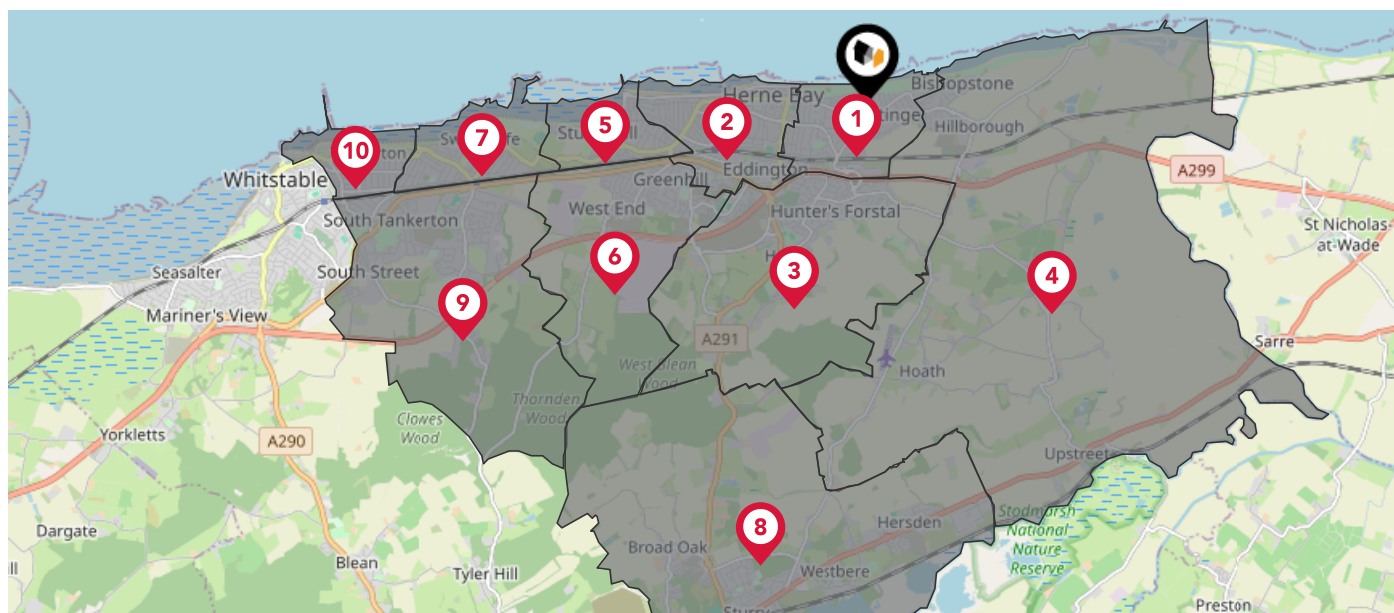
10

Reculver

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Beltinge Ward



Heron Ward



Herne & Broomfield Ward



Reculver Ward



West Bay Ward



Greenhill Ward



Swalecliffe Ward



Sturry Ward

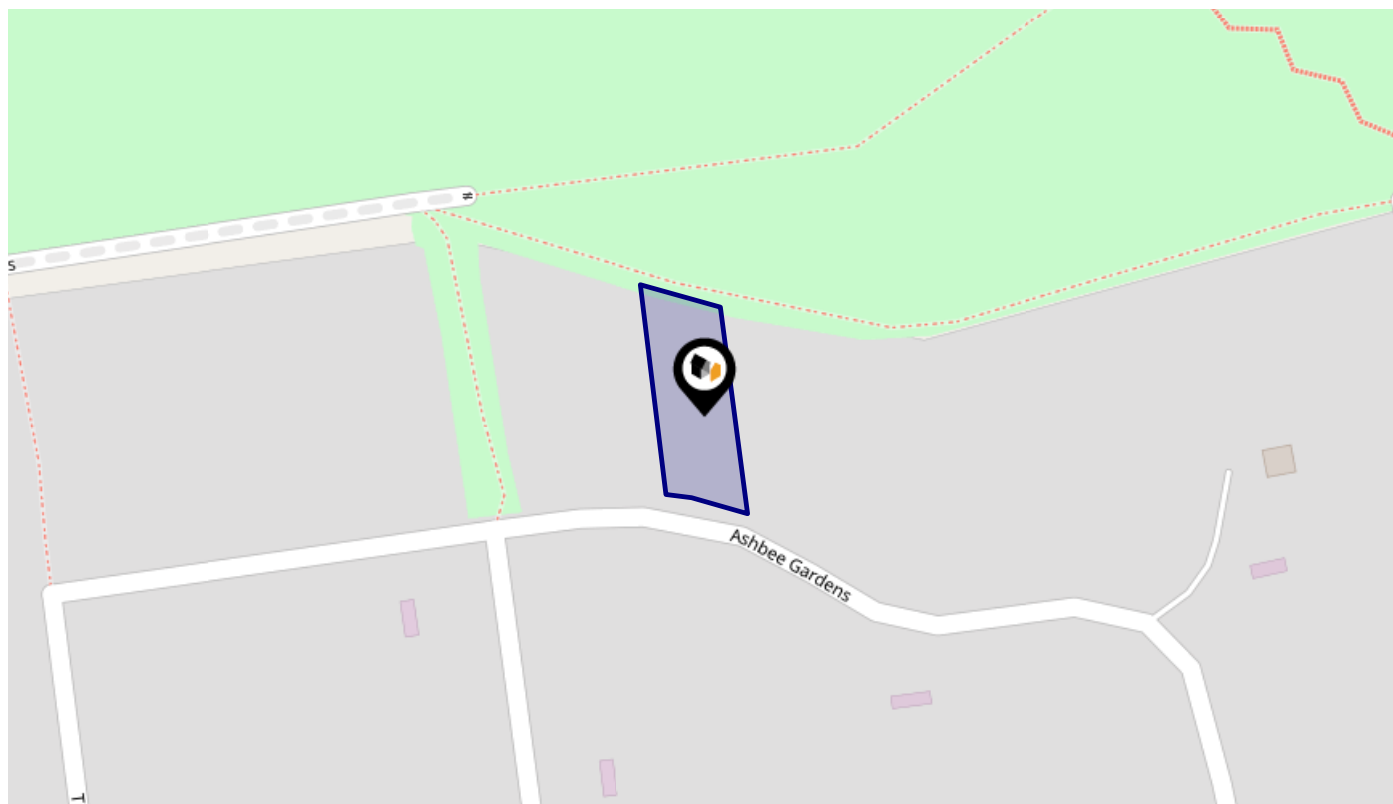


Chestfield Ward



Tankerton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

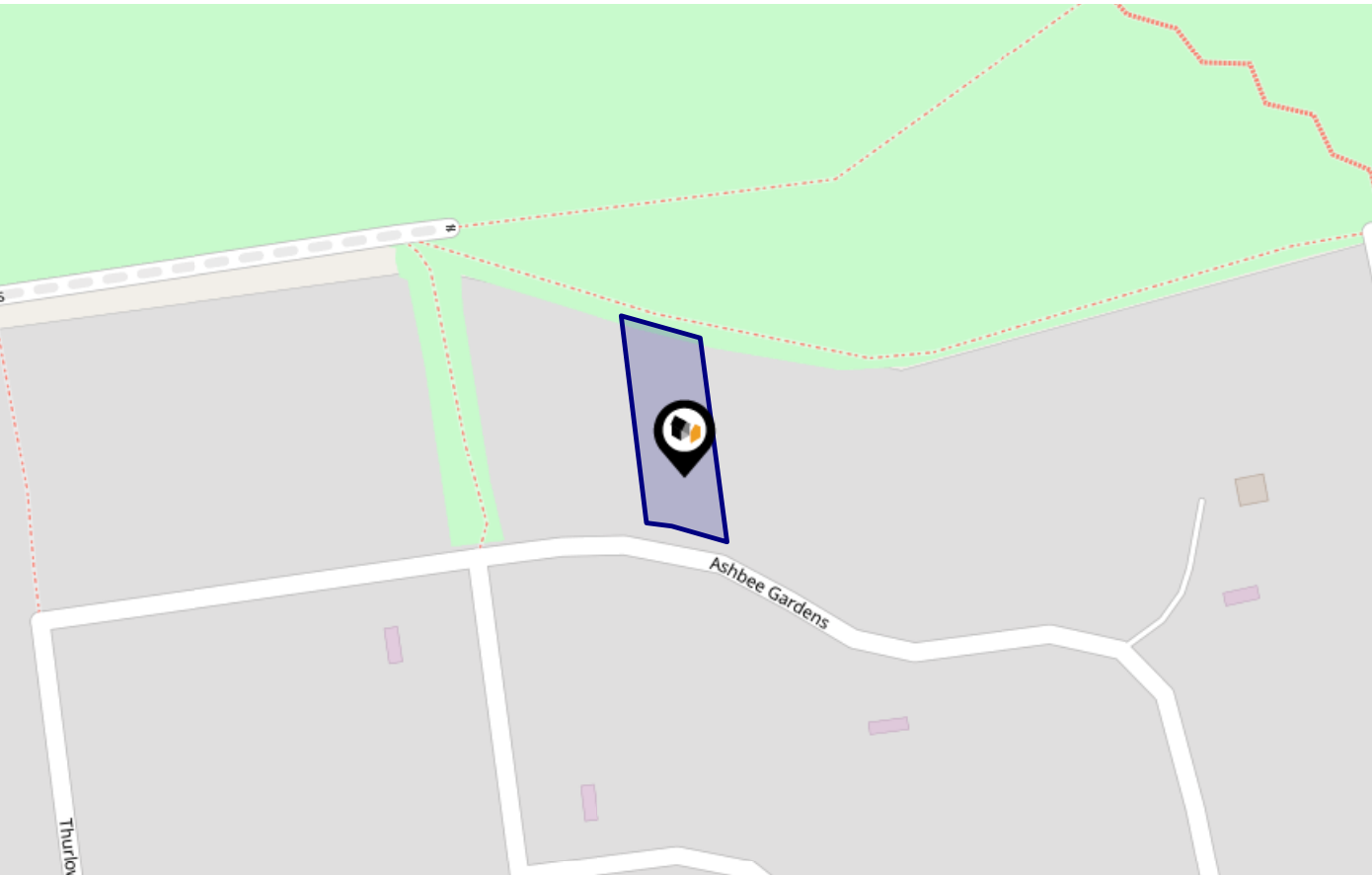
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

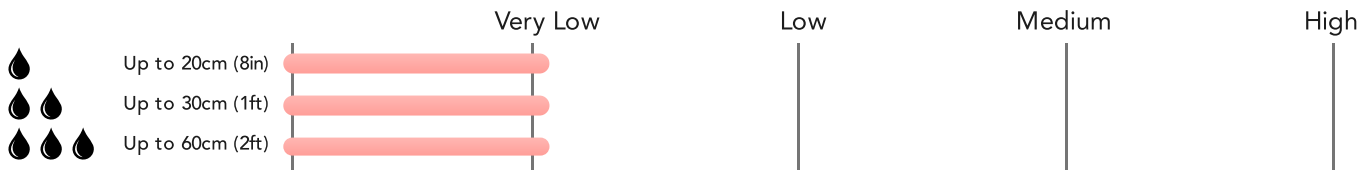


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

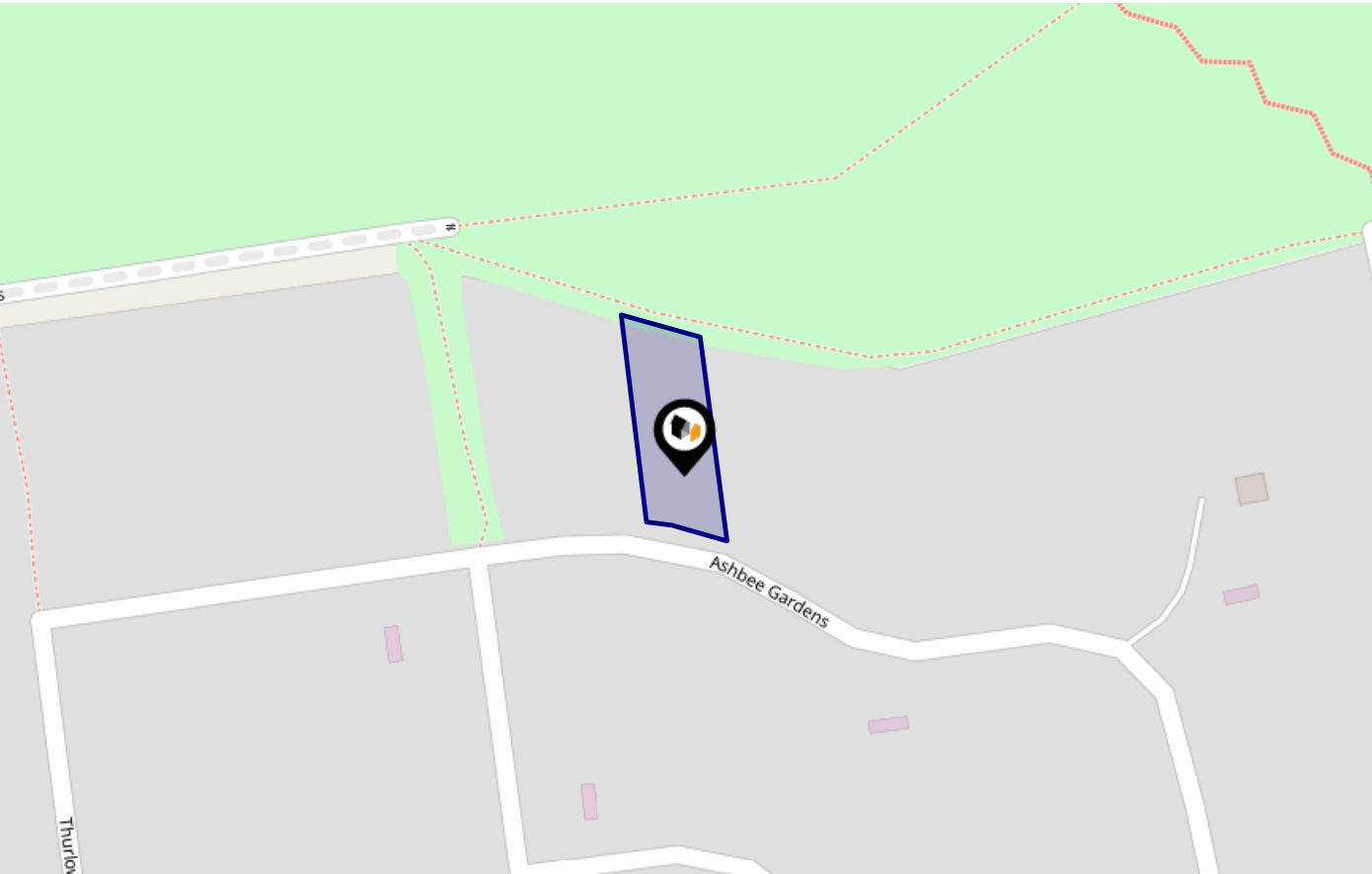
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

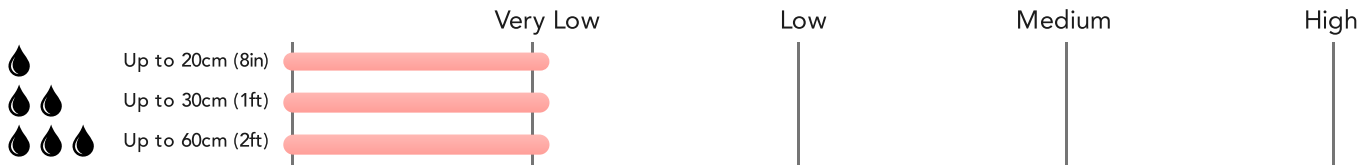


Risk Rating: **Very low**

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Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

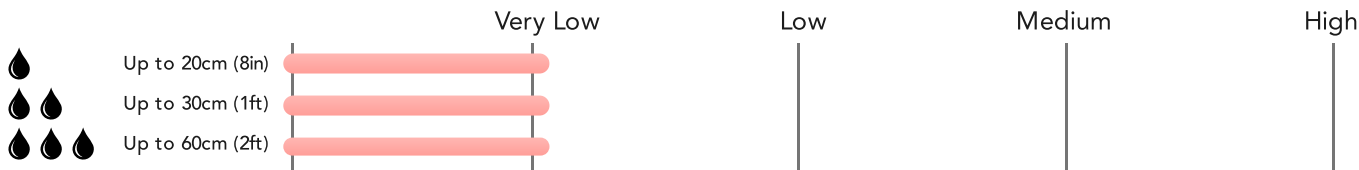


Risk Rating: Very low

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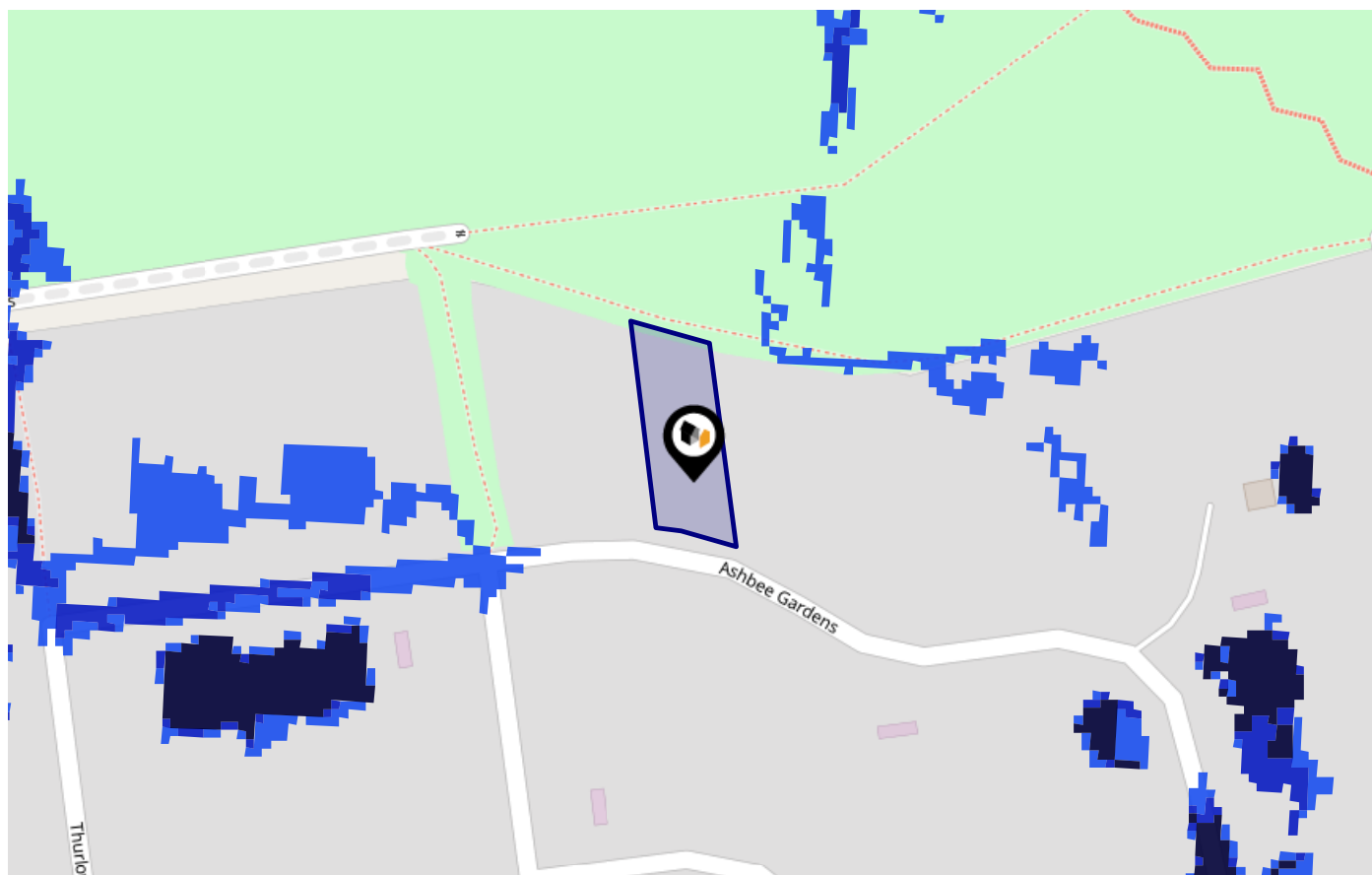
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

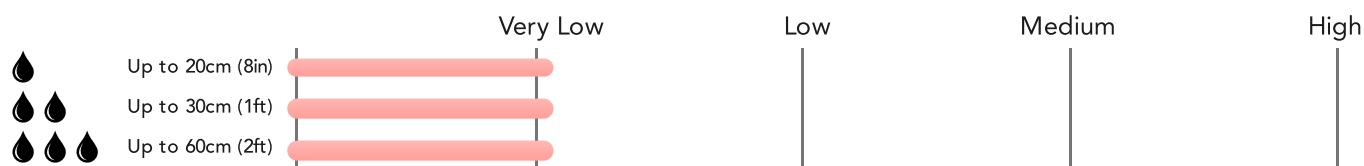


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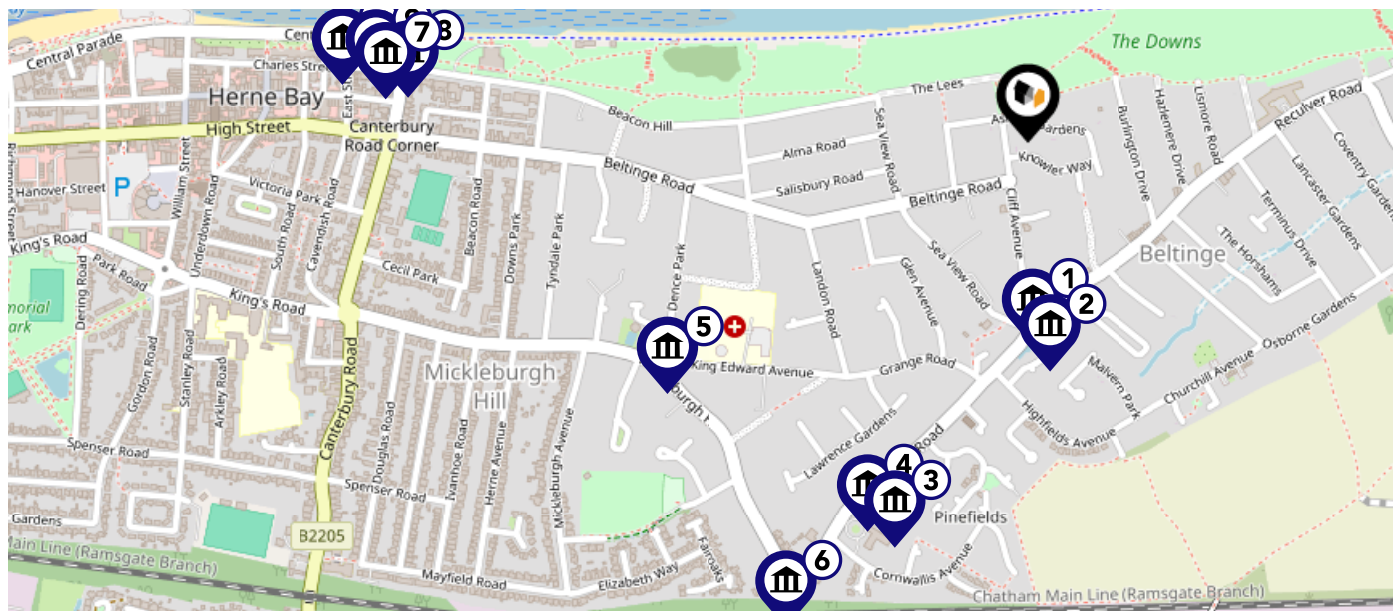
Chance of flooding to the following depths at this property:



Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

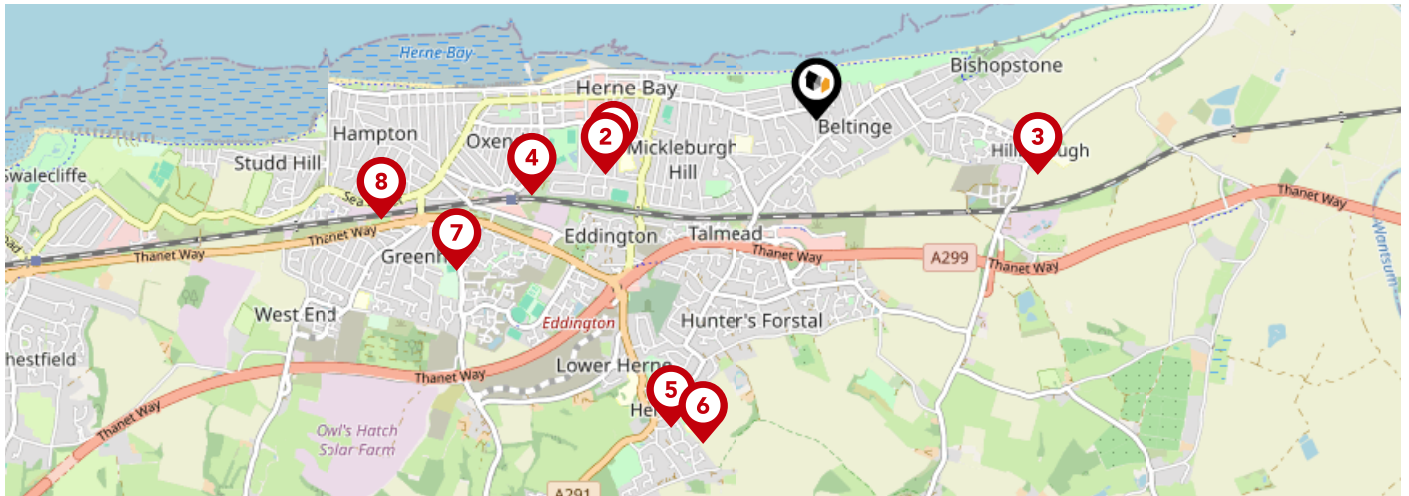


Listed Buildings in the local district

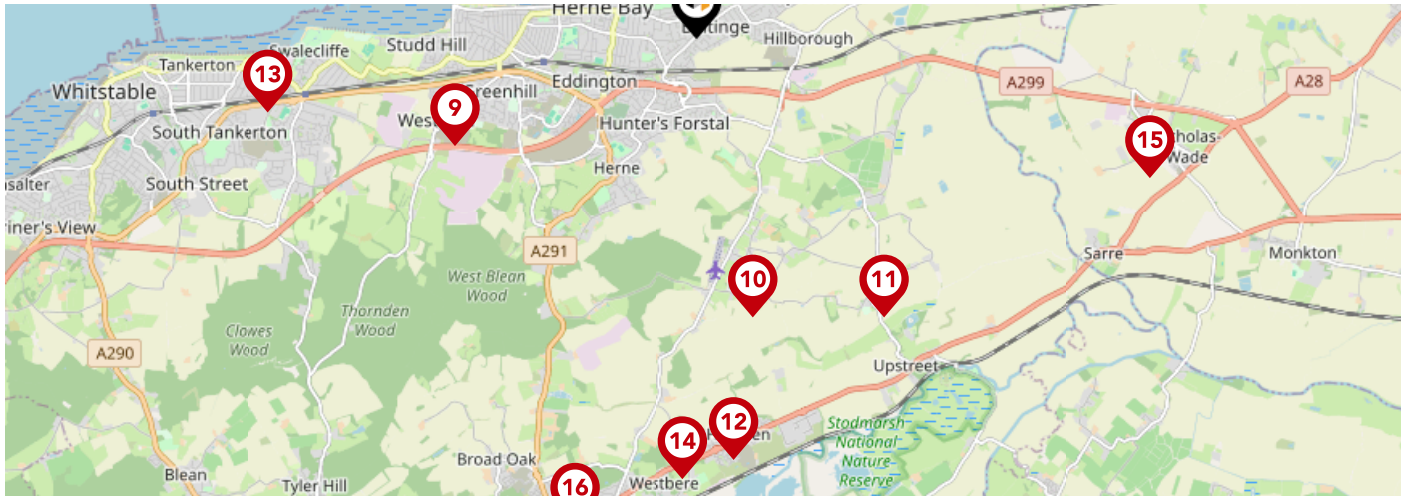
Grade

Distance

	1145884 - Sycamore Lodge	Grade II	0.2 miles
	1336865 - The Grange	Grade II	0.3 miles
	1119677 - Elliott House	Grade II	0.5 miles
	1119678 - Railings, Gatepiers And Gates At Elliott House	Grade II	0.5 miles
	1084977 - Church Of St Bartholomew	Grade II	0.5 miles
	1380174 - Sewer Vent Column	Grade II	0.6 miles
	1085002 - East Cliff House	Grade II	0.7 miles
	1391439 - K6 Telephone Kiosk Adjacent To Canterbury Road	Grade II	0.7 miles
	1115486 - North Walsh Water's Edge	Grade II	0.7 miles
	1085003 - The Ship Inn	Grade II	0.8 miles



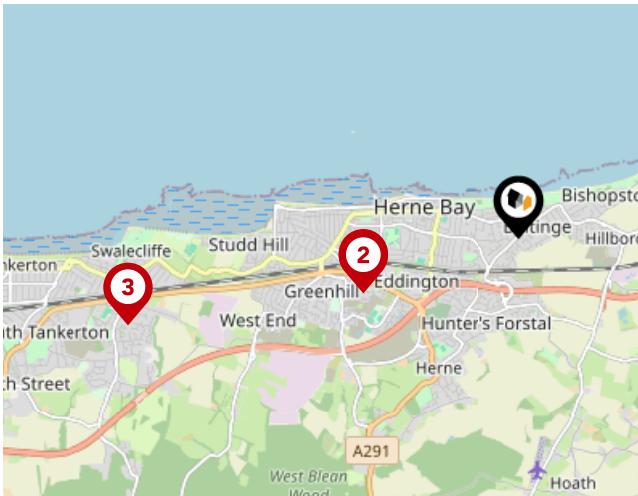
		Nursery	Primary	Secondary	College	Private
	Herne Bay Junior School Ofsted Rating: Good Pupils: 384 Distance:0.96	☐	☒	☐	☐	☐
	Herne Bay Infant School Ofsted Rating: Good Pupils: 302 Distance:1.01	☐	☒	☐	☐	☐
	Reculver Church of England Primary School Ofsted Rating: Outstanding Pupils: 455 Distance:1.05	☐	☒	☐	☐	☐
	Fairlight Glen Independent Special School Ofsted Rating: Good Pupils: 5 Distance:1.37	☐	☐	☒	☐	☐
	Herne Church of England Junior School Ofsted Rating: Outstanding Pupils: 360 Distance:1.58	☐	☒	☐	☐	☐
	Herne Church of England Infant and Nursery School Ofsted Rating: Outstanding Pupils: 307 Distance:1.59	☐	☒	☐	☐	☐
	Herne Bay High School Ofsted Rating: Good Pupils: 1580 Distance:1.81	☐	☐	☒	☐	☐
	Hampton Primary School Ofsted Rating: Good Pupils: 675 Distance:2.06	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Briary Primary School Ofsted Rating: Good Pupils: 289 Distance:2.45	☐	☒	☐	☐	☐
	Hoath Primary School Ofsted Rating: Good Pupils: 105 Distance:2.63	☐	☒	☐	☐	☐
	Chislet Church of England Primary School Ofsted Rating: Good Pupils: 92 Distance:3.11	☐	☒	☐	☐	☐
	Water Meadows Primary School Ofsted Rating: Good Pupils: 166 Distance:3.92	☐	☒	☐	☐	☐
	Swalecliffe Community Primary School Ofsted Rating: Good Pupils: 544 Distance:4.03	☐	☒	☐	☐	☐
	Spires Academy Ofsted Rating: Good Pupils: 726 Distance:4.08	☐	☐	☒	☐	☐
	St Nicholas At Wade Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:4.39	☐	☒	☐	☐	☐
	Sturry Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:4.65	☐	☒	☐	☐	☐

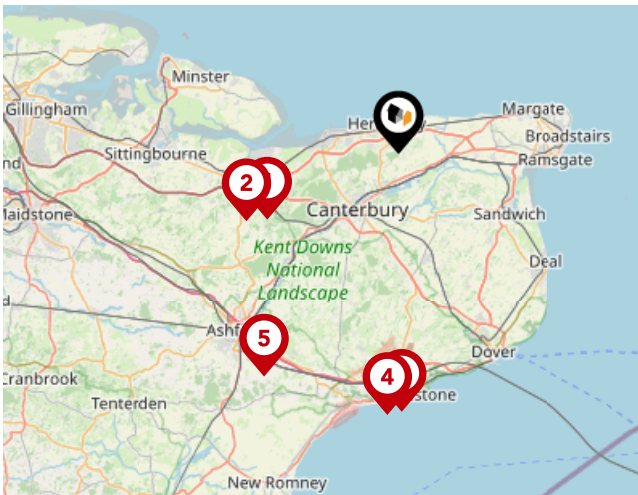
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Herne Bay Rail Station	1.51 miles
	Herne Bay Rail Station	1.53 miles
	Chestfield & Swalecliffe Rail Station	3.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	10.91 miles
	M2 J6	12.37 miles
	M20 J13	19.11 miles
	M20 J12	19.38 miles
	M20 J10A	19.3 miles

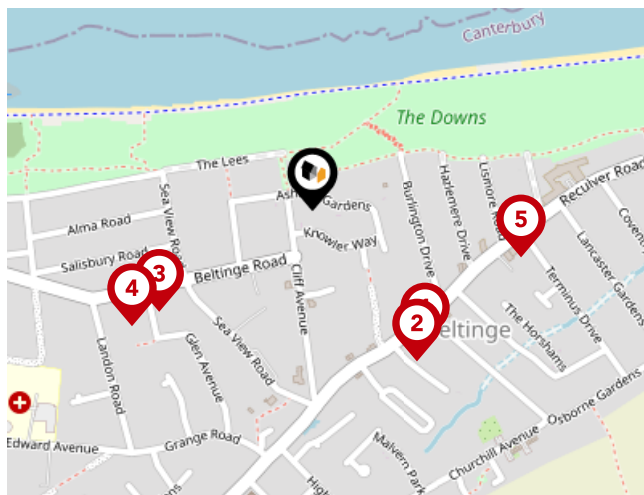


Airports/Helipads

Pin	Name	Distance
	Manston	9.13 miles
	Lydd Airport	30.36 miles
	Southend-on-Sea	23.64 miles
	Silvertown	48.34 miles

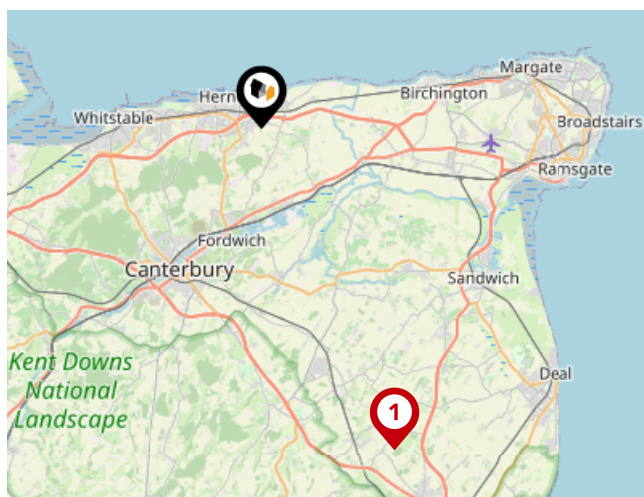
Area

Transport (Local)



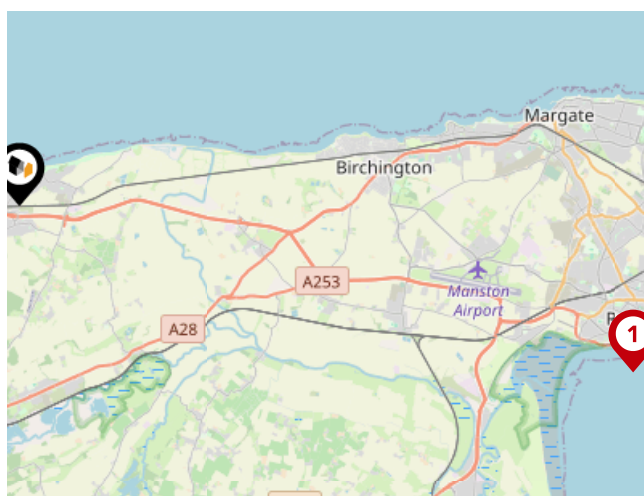
Bus Stops/Stations

Pin	Name	Distance
	Osborne Gardens	0.2 miles
	Osborne Gardens	0.21 miles
	Glen Avenue	0.21 miles
	Glen Avenue	0.25 miles
	Terminus Drive	0.25 miles



Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	12.89 miles



Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	11.77 miles

JAMES VOYSEY



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

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