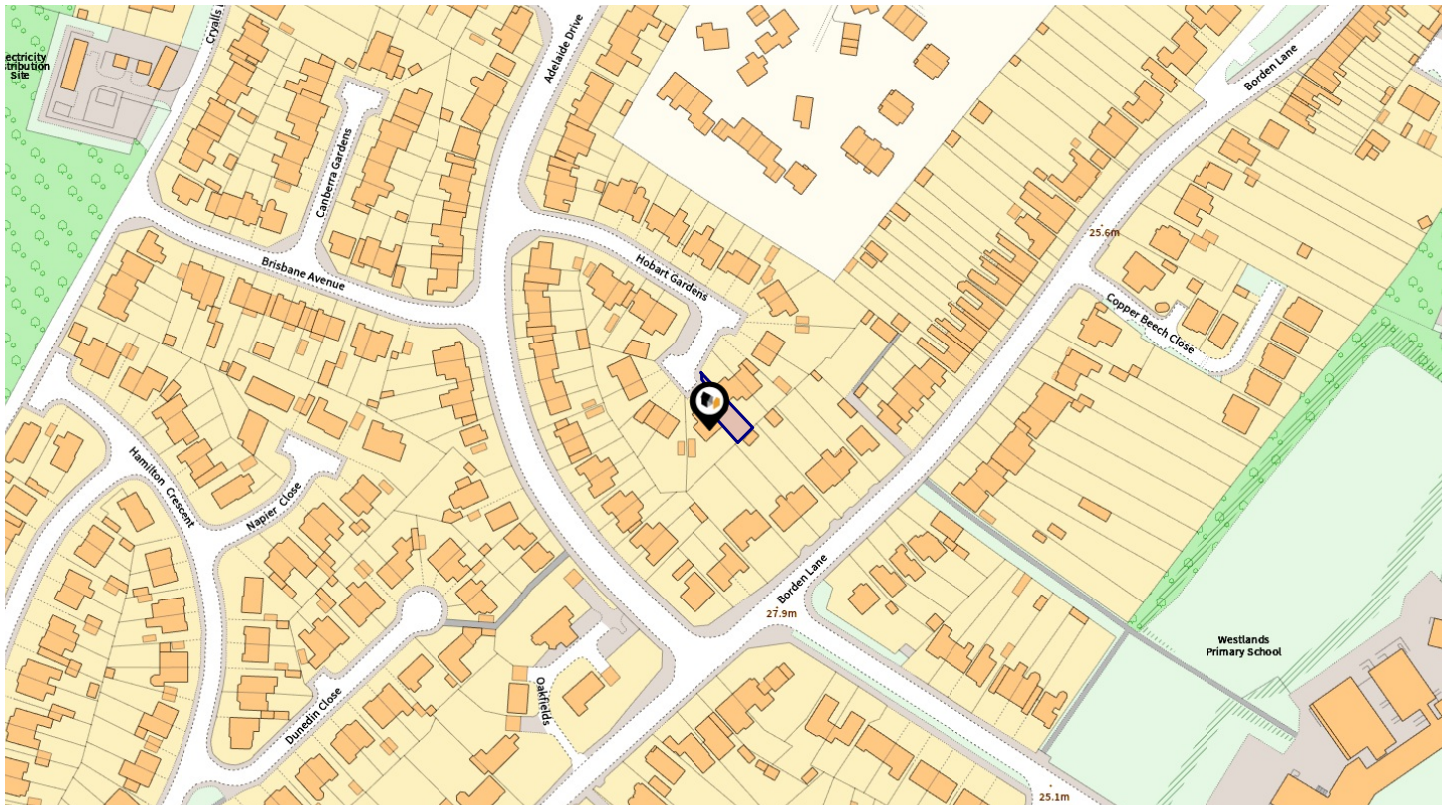


# KEY FACTS FOR BUYERS

**Hobart Gardens, Sittingbourne, ME10**

October 2021



**A guide to this property and the local area**

## **Harrison Homes**

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# PROPERTY OVERVIEW

## HOBART GARDENS, SITTINGBOURNE, ME10










 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Semi-Detached House	
Plot Size:	0.05 acres
Council Tax Band:	D
Annual Cost:	£1,902.05 (min)
Land Registry Title Number:	K785946
Tenure:	Freehold

### AREA KEY FACTS

Local Authority:	SWALE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	13 Mbps
Superfast:	80 Mbps
Ultrafast:	600 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY

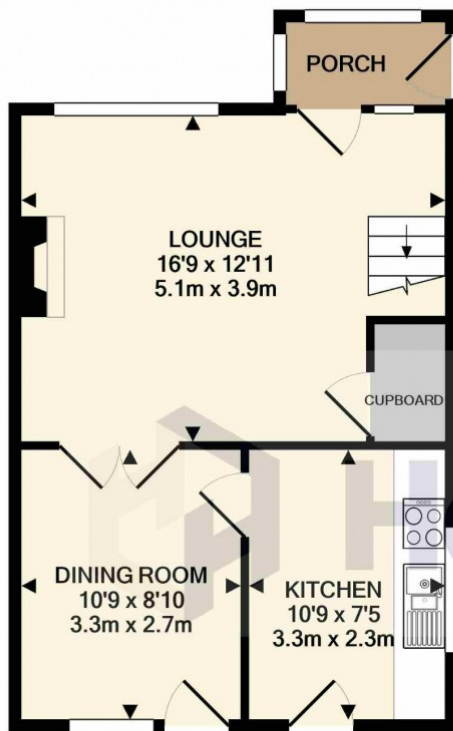


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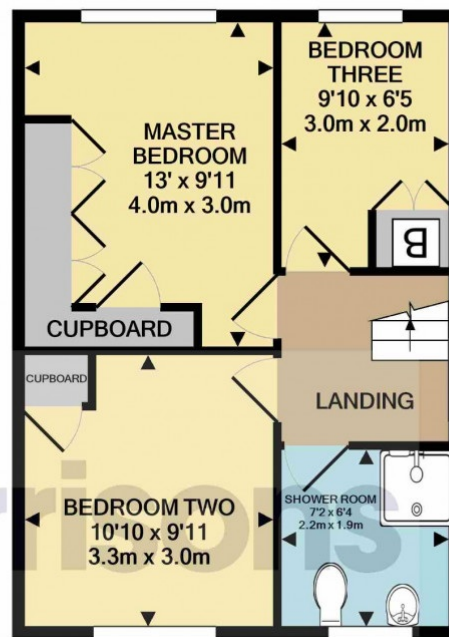
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# PROPERTY OVERVIEW

## FLOORPLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021

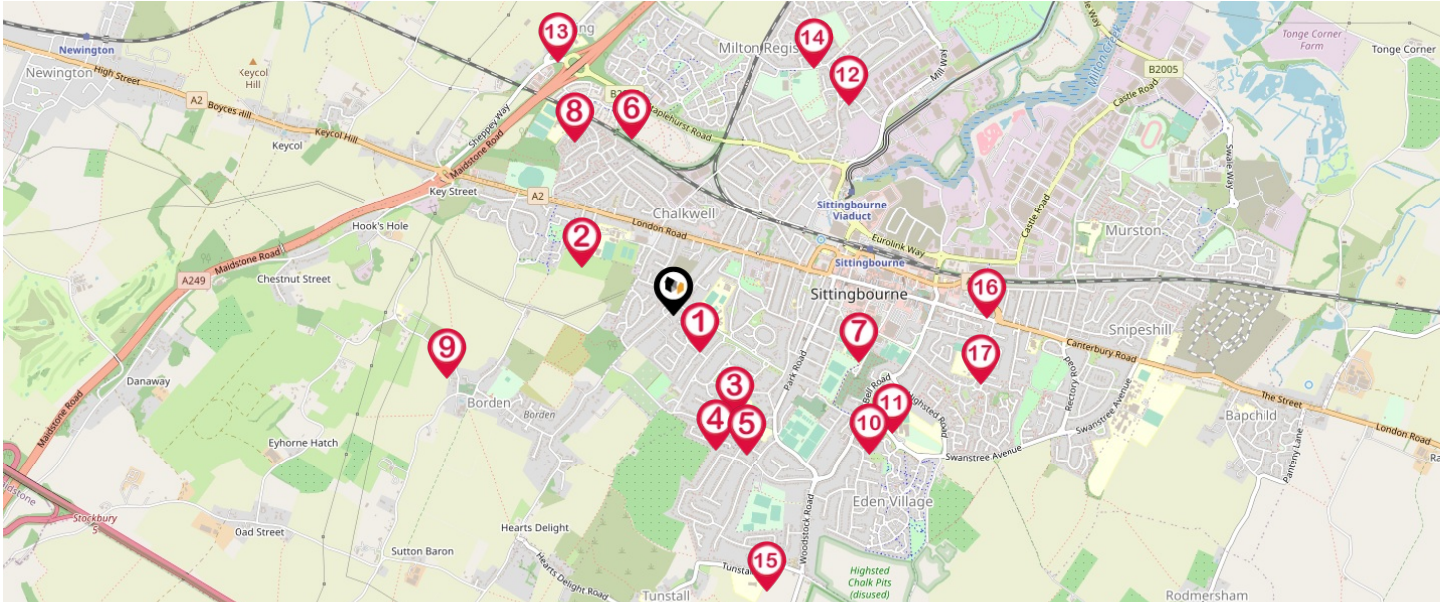
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



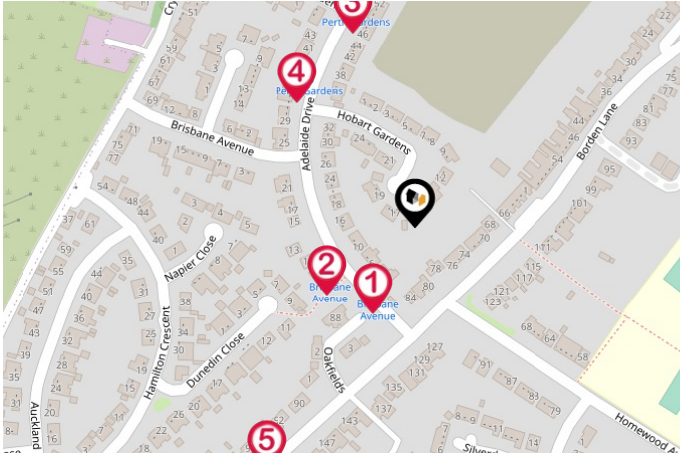
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Westlands Primary School	Good	564	0.18 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westlands School	Good	1648	0.37 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Catholic Primary School	-	209	0.44 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Minterne Community Junior School	-	385	0.52 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Oaks Community Infant School	-	316	0.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aspire School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Borden Grammar School	Good	829	0.73 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Grove Park Primary School	Good	423	0.73 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Borden Church of England Primary School	-	135	0.85 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fulston Manor School	Good	1352	0.9 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Highsted Grammar School	-	853	0.94 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Milton Court Primary Academy	Good	210	1.03 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bobbing Village School	Outstanding	208	1.03 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Regis Manor Primary School	Good	487	1.07 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Tunstall Church of England (Aided) Primary School	Outstanding	358	1.08 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	VTC Independent School	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	South Avenue Primary School	Good	420	1.18 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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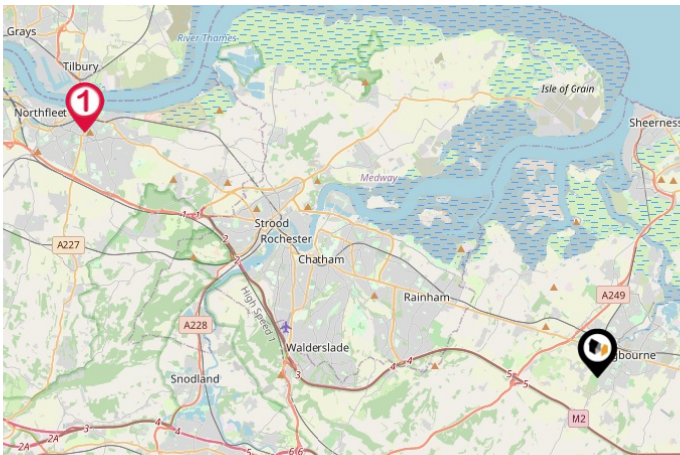
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Brisbane Avenue | 0.04 miles
- 2 - Brisbane Avenue | 0.05 miles
- 3 - Perth Gardens | 0.09 miles
- 4 - Perth Gardens | 0.08 miles
- 5 - Oakfields | 0.13 miles



### FERRY TERMINALS

- 1 - Town Pier | 16.73 miles

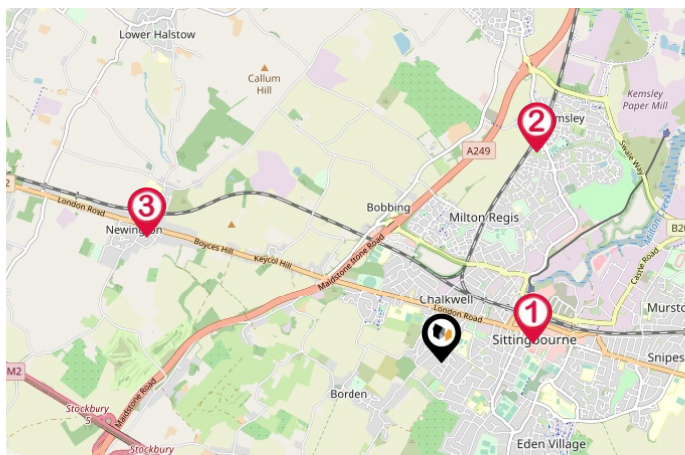
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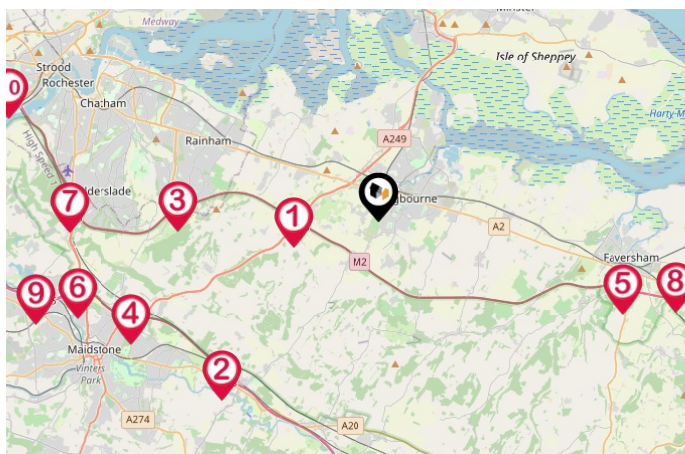
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Sittingbourne Rail Station | 0.72 miles
- 2 - Kemsley Rail Station | 1.73 miles
- 3 - Newington Rail Station | 2.34 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 2.48 miles
- 2 - M20 J8 | 6.93 miles
- 3 - M2 J4 | 5.82 miles
- 4 - M20 J7 | 8.06 miles
- 5 - M2 J6 | 7.85 miles
- 6 - M20 J6 | 9.24 miles
- 7 - M2 J3 | 9.03 miles
- 8 - M2 J7 | 9.33 miles
- 9 - M20 J5 | 10.49 miles
- 10 - M2 J2 | 11.27 miles



### AIRPORTS/HELIPADS

- 1 - London Southend Airport | 15.86 miles
- 2 - Lydd London Ashford Airport | 28.25 miles
- 3 - Kent International Airport | 27.65 miles
- 4 - Biggin Hill Airport | 29.6 miles

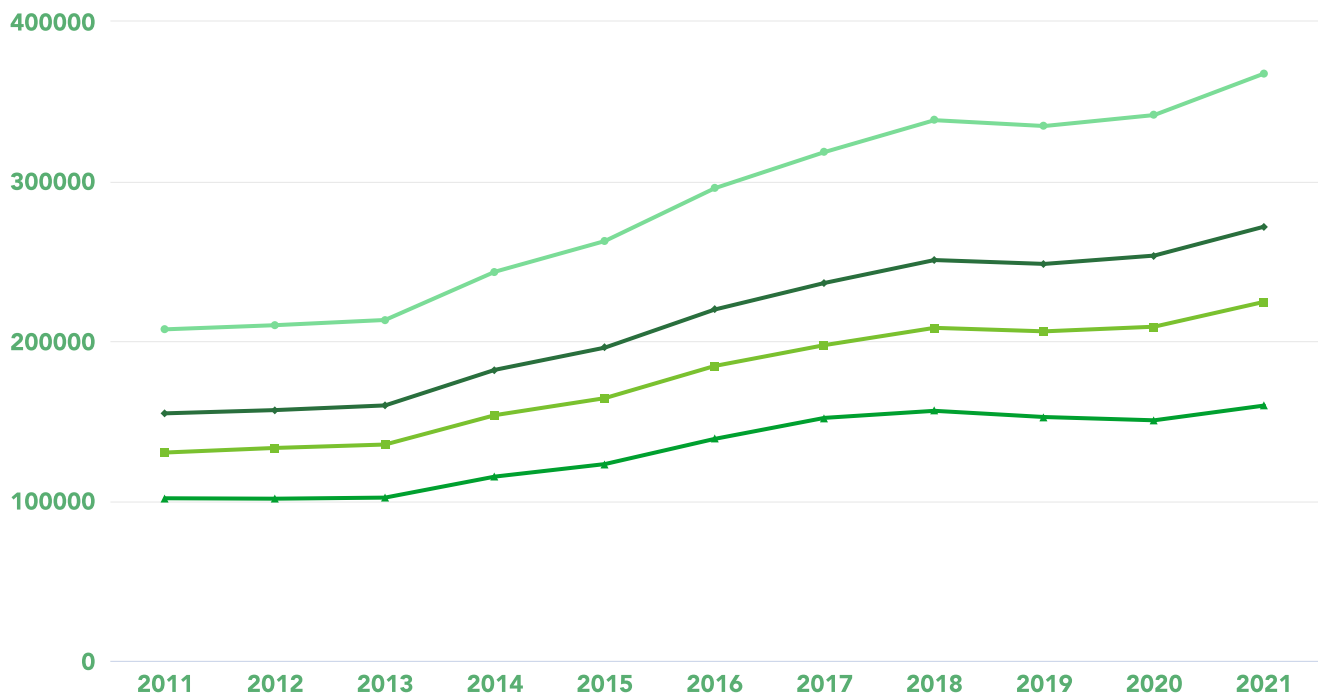
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR ME10

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 57%



**TERRACED**  
+ 72.31%



**SEMI-DETACHED**  
+ 75.41%



**DETACHED**  
+ 77.14%

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# HARRISON HOMES

## About Us

We are proud members of NAEA Propertymark, who promote the highest standards in residential sales. Simply put, we have the highest expectations for the service we deliver.

Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

## Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

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# DATA QUALITY

Harrison Homes is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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