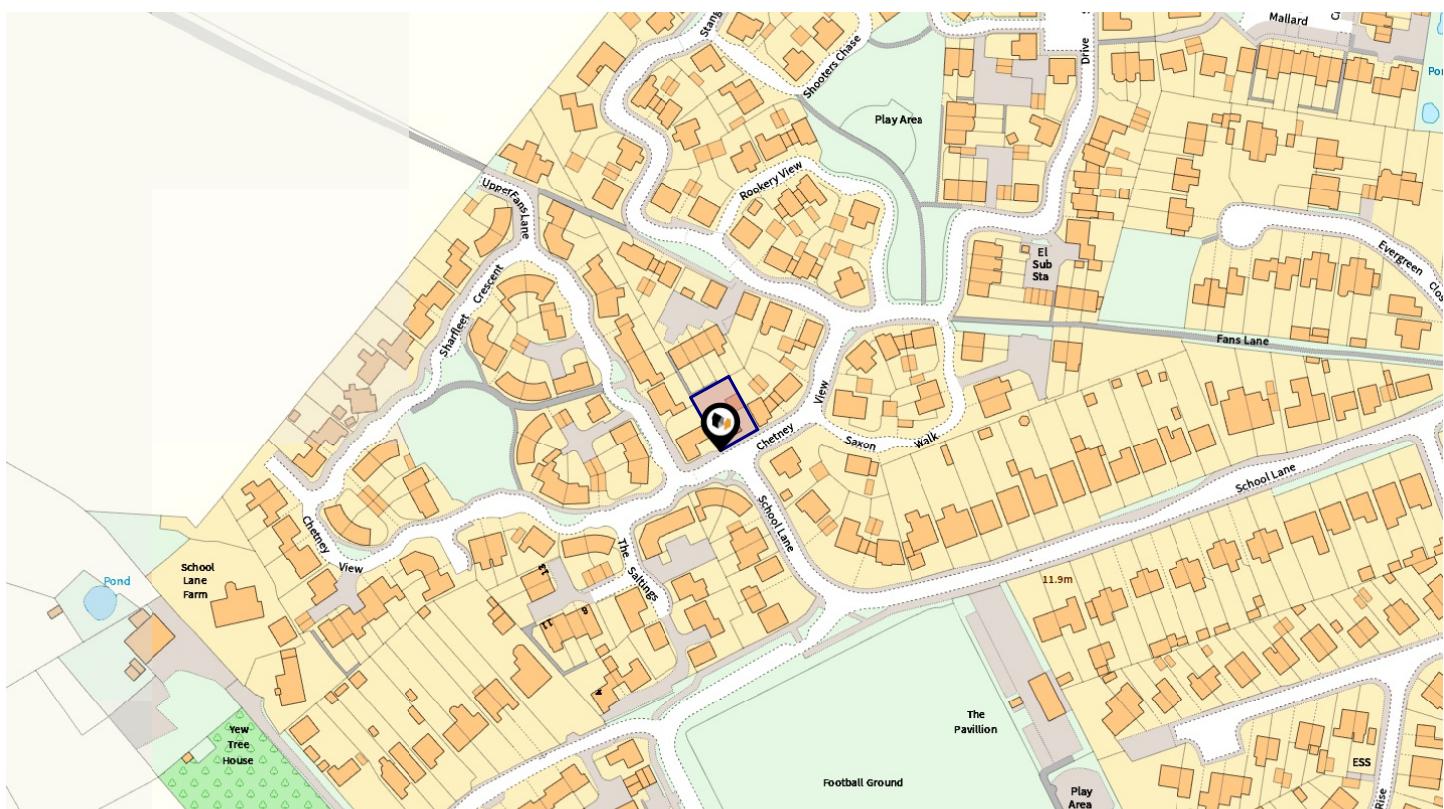


# KEY FACTS FOR BUYERS

**Chetney View, Sittingbourne, ME9**

September 2021



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

## **Harrison Homes**

2 West Street, Sittingbourne, Kent, ME10 1AW

01795 474848

[chris@harrisonshomes.co.uk](mailto:chris@harrisonshomes.co.uk)

[www.harrisonshomes.co.uk/about/](http://www.harrisonshomes.co.uk/about/)

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# PROPERTY OVERVIEW

## CHETNEY VIEW, SITTINGBOURNE, ME9



 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Detached House  
5 Bedrooms

Floor Area: 1,732.99 ft<sup>2</sup>  
161.00 m<sup>2</sup>

Plot Size: 0.09 acres

Council Tax Band: F

Annual Cost: £2,747.41 (min)

Land Registry Title Number: K856786

Tenure: Freehold

### AREA KEY FACTS

Local Authority: SWALE

Flood Risk: Very Low

Conservation Area: No

#### Predicted Broadband Speeds

Basic: 2 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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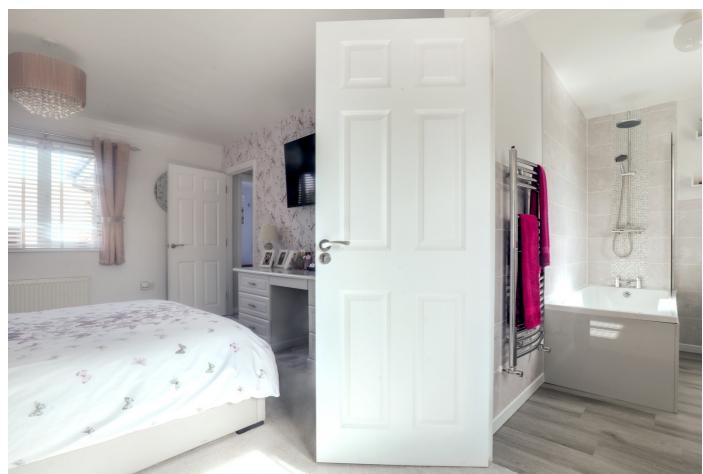
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# PROPERTY OVERVIEW

## PHOTO GALLERY



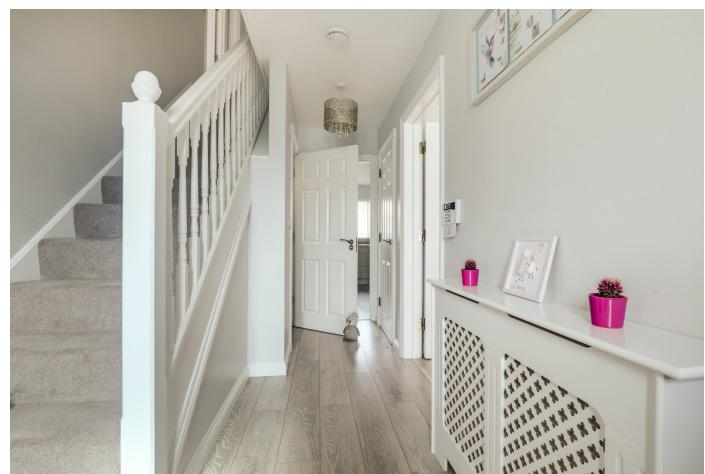
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## PHOTO GALLERY



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# PROPERTY OVERVIEW

## FLOORPLANS



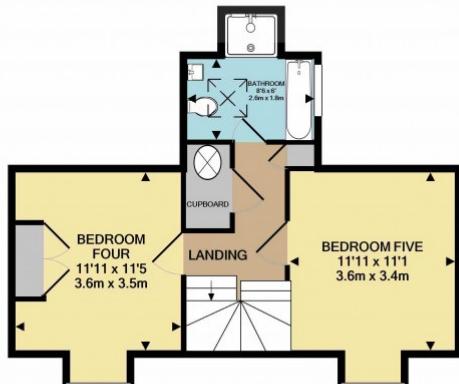
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GROUND FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1827 SQ.FT. (169.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. Harrisons accept no responsibility 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.



1ST FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.5 SQ.M.)

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# PROPERTY OVERVIEW

## EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81   B
55-68	D	70   c	
39-54	E		
21-38	F		
1-20	G		

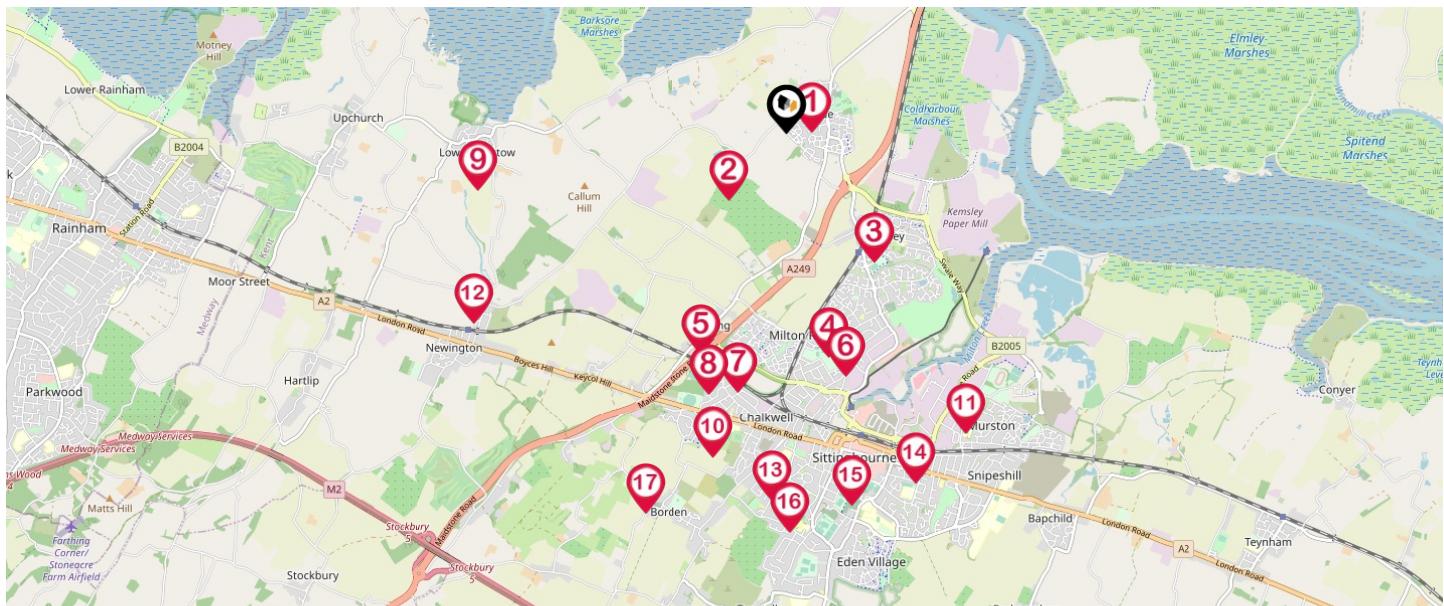
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



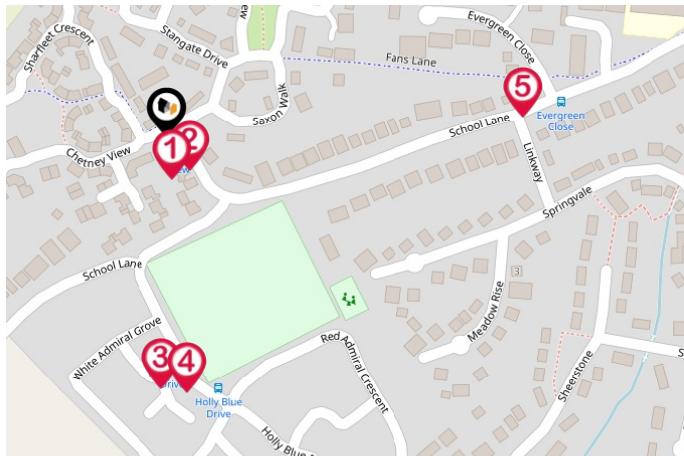
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Iwade School	Good	599	0.22 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brogdale Community Interest Company	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Kemsley Primary Academy	Good	252	1.17 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Regis Manor Primary School	Good	487	1.69 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bobbing Village School	Outstanding	208	1.73 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Milton Court Primary Academy	Good	210	1.85 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aspire School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grove Park Primary School	Good	423	2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Lower Halstow Primary School	Good	158	2.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Westlands School	Good	1648	2.44 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sunny Bank Primary School	-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Newington Church of England Primary School	Good	185	2.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Westlands Primary School	Good	564	2.7 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	VTC Independent School	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Borden Grammar School	Good	829	2.79 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	St Peter's Catholic Primary School	-	209	2.94 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Borden Church of England Primary School	-	135	2.98 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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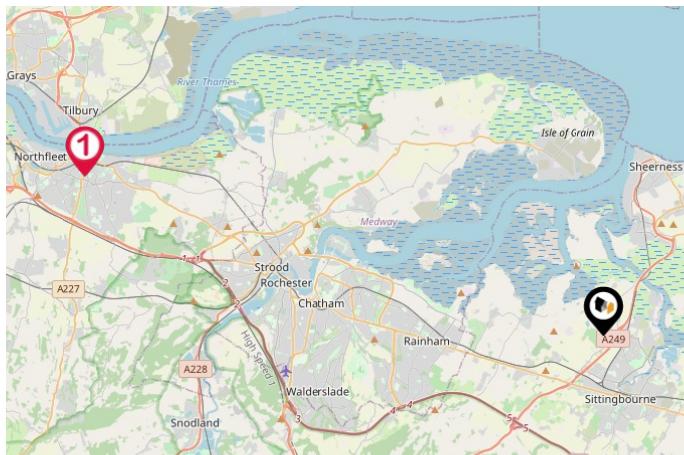
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# LOCAL AREA NEAREST TRANSPORT LINKS



## BUS STOPS/STATIONS

- 1 - Chetney View | 0.02 miles
- 2 - Chetney View | 0.02 miles
- 3 - Holly Blue Drive | 0.12 miles
- 4 - Holly Blue Drive | 0.12 miles
- 5 - Evergreen Close | 0.17 miles



## FERRY TERMINALS

- 1 - Town Pier | 15.95 miles

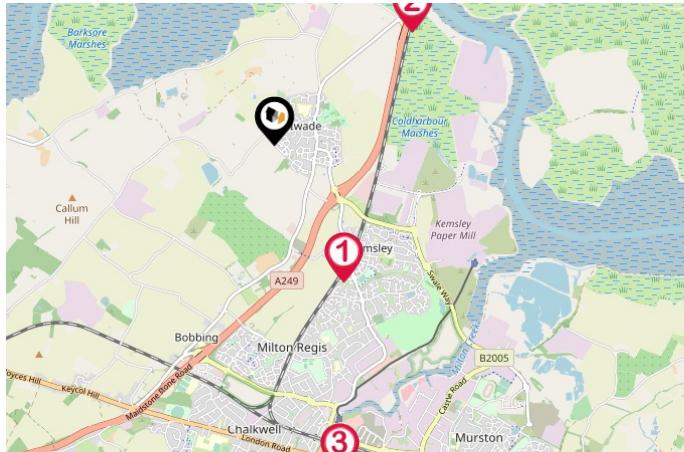
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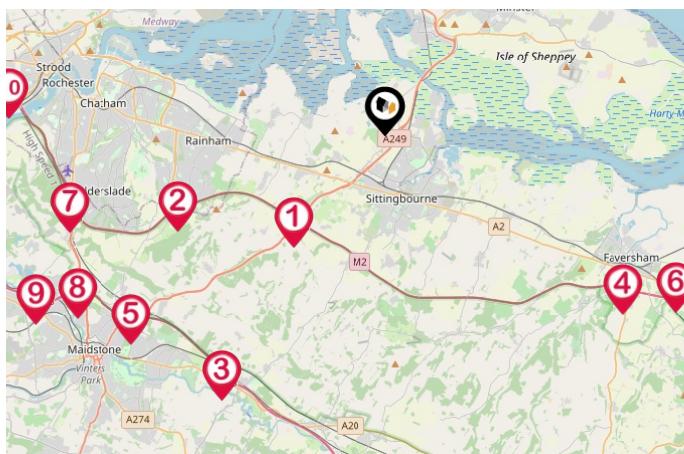
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Kemsley Rail Station | 1.15 miles
- 2 - Swale Rail Station | 1.35 miles
- 3 - Sittingbourne Rail Station | 2.48 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 4.17 miles
- 2 - M2 J4 | 6.63 miles
- 3 - M20 J8 | 9.13 miles
- 4 - M2 J6 | 8.91 miles
- 5 - M20 J7 | 9.63 miles
- 6 - M2 J7 | 10.2 miles
- 7 - M2 J3 | 9.64 miles
- 8 - M20 J6 | 10.48 miles
- 9 - M20 J5 | 11.66 miles
- 10 - M2 J2 | 11.04 miles



### AIRPORTS/HELIPADS

- 1 - London Southend Airport | 13.3 miles
- 2 - Kent International Airport | 27.53 miles
- 3 - London City Airport | 30.29 miles
- 4 - Biggin Hill Airport | 29.93 miles

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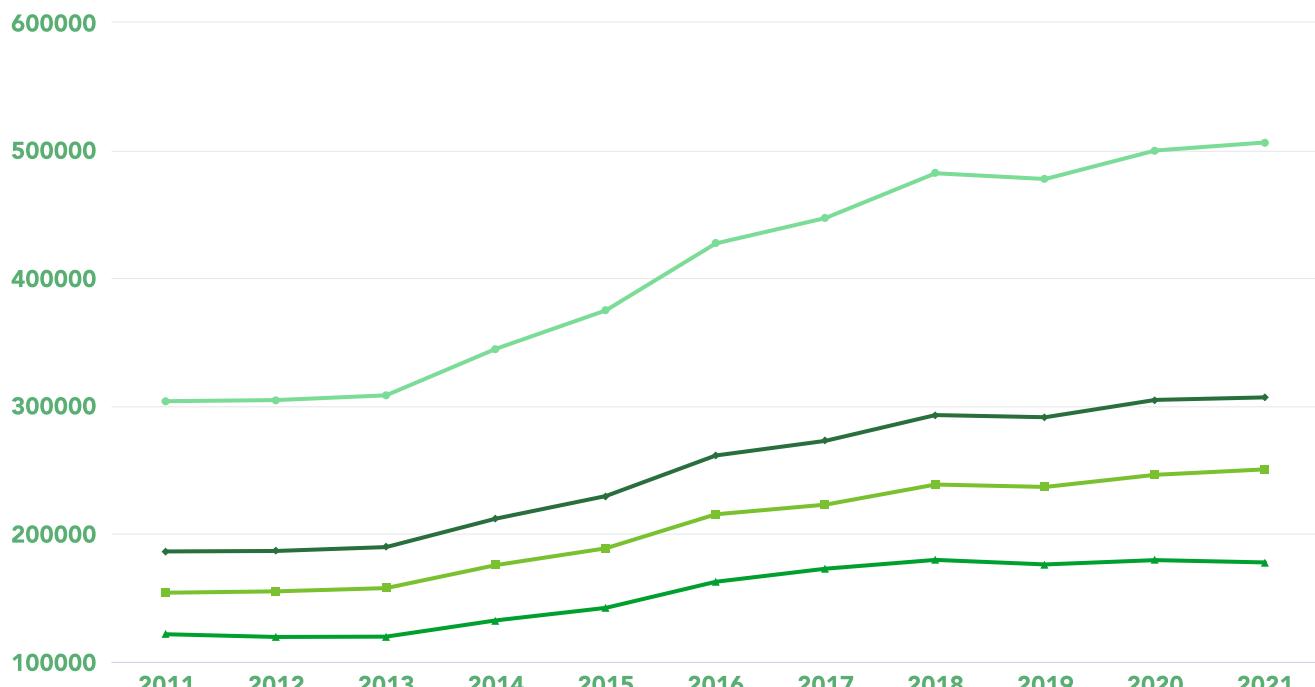
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR ME9

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



FLAT  
+ 46.19%



TERRACED  
+ 62.59%



SEMI-DETACHED  
+ 64.64%



DETACHED  
+ 66.59%

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# HARRISON HOMES

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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:



Ordnance Survey



Environment Agency



Historic England



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