



# Your place to grow at

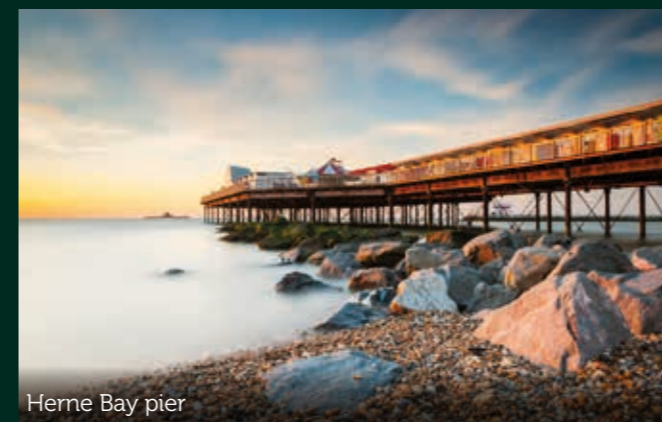
Bluebell Gardens, Herne Bay





# Find your place to thrive at Bluebell Gardens

A collection of 2, 3 and 4 bedroom homes occupying an enviable location close to the town centre, the coast and convenient connections to the city



Herne Bay pier

Bluebell Gardens is located in the popular seaside town of Herne Bay on the beautiful Kent Coast, just a short drive from Whitstable and within easy reach of Canterbury city centre.

Each home has been created to provide the ideal setting for a variety of lifestyles. Designed to maximise space and light, first-time buyers, commuting professionals and growing families will all feel at home here.

At Bluebell Gardens, you will find a great selection of amenities on your doorstep. The local sports centre and secondary school are both just across the road, while a supermarket, home improvement store and a collection of eateries are all just a short drive away.

For more choice, Herne Bay's bustling High Street features a diverse mixture of national chain stores and characterful independents. Additionally, the regular local market presents the perfect opportunity to seek out the very best of local produce and crafts.

Leisure is abundant in this vibrant town, with Herne Bay Pleasure Pier offering a great selection of traditional rides, including a helter-skelter and carousel.

You can also enjoy a variety of food and retail huts and a regular schedule of live music.

Other ways to stay entertained for the whole family include amusement arcades, mini golf and soft play. Alternatively, head to Kavanagh Cinema for all the latest movie releases or Kings Hall for drama, music and comedy all year round.

There is also, of course, the award-winning beach. Here you can take part in water sports including rowing and sailing, or simply relax, have a swim and take in the fresh sea air.

Other outdoor options include a stroll along the coastline at The Downs, looking out for bird life along the way. Reculver Country Park is also an excellent destination that's perfect for walking, running or cycling and is characterised by the spectacular Reculver Towers.

More keep-fit options can be found at Heron's Leisure Centre, with a swimming pool, a fully equipped gym and a wide selection of fitness classes and activities.



Herne Bay High Street



Herne Bay promenade



Footpath towards Reculver Towers, near Herne Bay



Nearby Whitstable Harbour



Aerial view of Canterbury Cathedral

# Find your place to connect at Bluebell Gardens

Bluebell Gardens benefits from great transport links. Whether by road, rail, sea or air, you will always feel connected to the rest of the country, the continent and the world.

Close to home, the neighbouring town of Whitstable is a short drive west along the coast and provides a quaint change of scenery, with characterful independents, cafés and excellent seafood to enjoy.

Alternatively, the Thanet Way (A299) offers excellent access to the rest of the coastline. The popular Thanet towns of Margate, Ramsgate and Broadstairs each offer their own unique take on the traditional English seaside resort.

For more choice, it's an easy drive south to Canterbury. Here, there is a wide range of retail, restaurants and entertainment that can suit most

tastes and provide all the ingredients for an enjoyable trip – day or night. Soak up some culture with a trip to the museum, theatre or spectacular cathedral. Alternatively, wander the Old Town exploring fascinating history and admiring picturesque architecture.

If you'd prefer to get away from it all, the Kent Downs Area of Outstanding Natural Beauty is the perfect destination. Stretching all the way from the London border to the White Cliffs of Dover, this protected area features everything from lush green hills and valleys to rugged chalk coastline.

London is also within reach, with routes via road and rail both taking you into the centre of the capital. Whether for work or pleasure, the city's combination of global business, world-leading fashion and unforgettable entertainment will never fail to satisfy.

## Get Connected

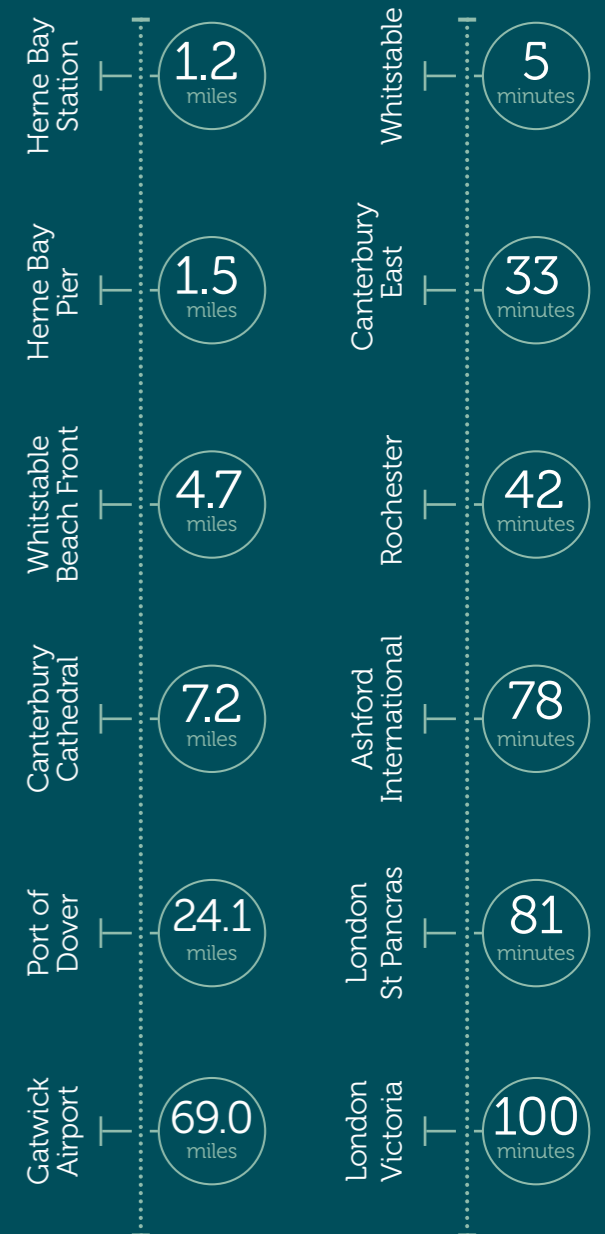
Bluebell Gardens enjoys convenient road links, with the nearby A299 providing easy access to the surrounding coastal towns. It also connects with the M2, which carves a continuous route to the M25, opening a gateway to London and the national motorway network. Rail connections are also excellent, with Herne Bay Station offering regular direct services into the capital. Additionally, both the Port of Dover and Gatwick Airport are within reach, providing access to Europe and the rest of the world.



By car from Bluebell Gardens



By train from Herne Bay Station





# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Black and stainless steel single oven
- Induction hob
- Extractor hood
- Microwave (to all four bedroom homes)
- Stainless sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing for washing machine

## Bathroom, Cloakroom and En Suite

- Contemporary Roca white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling (en suites to 4 beds only)
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror-fronted vanity cabinet with shaver socket
- Diesse wall tiles

## Electrical

- Data points to living room and all bedrooms
- Telephone & TV point to living room
- Media plate to living room
- PIR light to front and rear of property
- Electric car charging point to front or side of property
- Downlights and pendant lighting throughout
- LED under-cupboard lighting to kitchen
- Mains wired smoke detector with battery back-up
- Battery powered carbon monoxide detector
- Solar PV panels

## Plumbing

- Gas-fired central heating with combination boiler (2 and 3 beds)
- Gas-fired central heating with system boiler and hot water cylinder (4 beds)
- Thermostatically controlled radiators

## Windows and Doors

- PVCu double glazed windows
- Multipoint locking front and rear doors with chrome ironmongery

## Internal

- Woodwork in white satinwood finish
- Ceilings & walls in matt white emulsion
- Amtico flooring to hall, receptions, kitchen, utility, WC, bathroom and en suite
- Carpet to stairs, landing and bedrooms
- Fitted wardrobe to bedroom 1

## General

- Landscaping to front gardens
- Turf to rear gardens with access path and patio
- External tap
- Shed to rear garden
- 1.8m closeboard fence/screen wall to rear garden (refer to hard landscaping)
- 12 year NHBC warranty





# Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Bluebell Gardens we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright\* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."



After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.

\*Please check your lease for any exceptions to this.



Cottington Gardens, Cliffsend

# The Orbit Difference

## The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Sanderling Mews, Herne Bay

## Design Standards

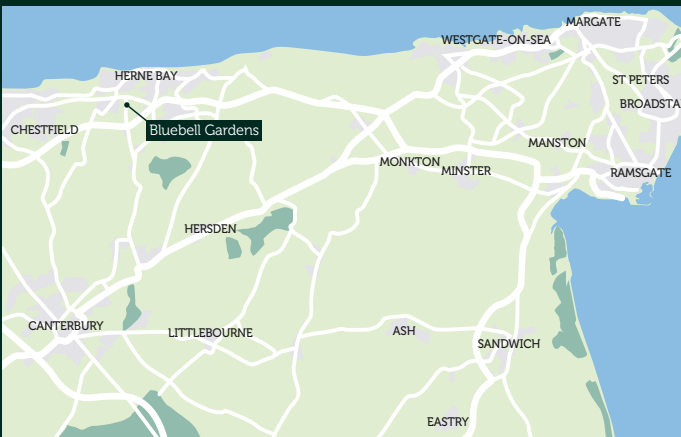
At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

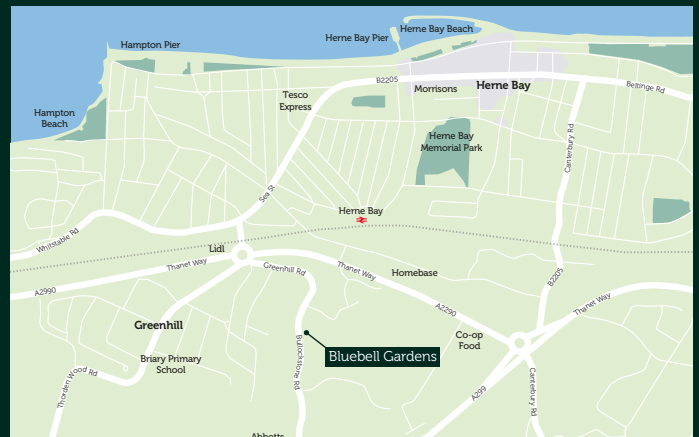
From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Bluebell Gardens  
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Herne Bay  
Kent CT6 7TL



Wider Area



Local Area



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