



Flat 9, Deepdene House Deepdene Avenue, Dorking, Surrey, RH5
4GE

Price Guide £249,950



- GROUND FLOOR APARTMENT
- CONTEMPORARY KITCHEN
- ALLOCATED PARKING SPACE
- EV CHARGING POINTS
- CLOSE TO TOWN CENTRE & STATIONS
- WOODLAND VIEWS
- OAK ENGINEERED WOOD FLOORING
- PRIVATE TERRACE
- REMAINDER OF 10 YEAR BUILDZONE WARRANTY
- SET WITHIN GRADE II LISTED PARK

Description

Set amidst the picturesque Surrey Hills and surrounded by lush woodland within acres of Grade II listed park and gardens, this elevated, ground floor one-bedroom apartment on the edge of Dorking town is an absolute delight. The open-plan kitchen, dining, and living area is perfect for both relaxation and entertaining, featuring a contemporary fully fitted kitchen with sleek gloss units, integrated appliances, Silestone Quartz worktops, and handleless cupboards, all offering stunning views of the grounds and woodland beyond.

The main living area is adorned with luxurious Sicilian Oak engineered wood flooring, while the bathroom is a haven of elegance with its porcelain tiles, polished chrome fittings, heated chrome towel rail, and stylish fitted vanity unit. The spacious double bedroom is carpeted with plush carpeting, ensuring comfort and tranquility. Additionally, this apartment boasts a state-of-the-art phone entry system, a smart lighting system, an allocated parking space, and a structural warranty. Perfectly placed, it is conveniently close to Dorking town centre and train stations, providing easy access to all amenities and excellent transport links.

Outside, enjoy the beautifully maintained communal gardens, visitors parking, and EV charging points, all surrounded by serene woodland.

Situation

Situated in easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, gastro pubs, coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision). Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Leasehold
EPC	D
Council Tax Band	D
Lease	146 years remaining
Service Charge	£1,930.53 per annum
Ground Rent	£285.00 per annum





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