

High Street, Dorking RH4 1AY



welcome to

High Street, Dorking

Step into sophistication with this meticulously crafted three-bedroom split-level duplex apartment, nestled in the heart of Dorking's historic town centre. Recently transformed to the highest standard imaginable, this property boasts an array of elegant features that simply cannot be overlooked.





Introducing a Residence of Unrivaled Elegance in Dorking's Heart

Convenience meets centrality in this idyllic location, situated within a quaint courtyard setting just moments from Dorking's bustling High Street, complete with one year of allocated parking (potential to extend this). Here, you'll find an abundance of shops, restaurants, and bars, along with excellent schools and superb transport links via the nearby M25.

But the allure of Dorking extends beyond its charming town centre. As a gateway to the breathtaking landscapes of the Surrey Hills, outdoor enthusiasts will revel in the area's opportunities for walking, cycling, and exploration. And with swift road and rail connections to London and beyond, including London Waterloo, London Victoria within an hour, and Wimbledon within 30 minutes, you'll enjoy the perfect blend of countryside tranquillity and urban accessibility.

Spanning three floors and boasting approximately 1,200 sqft of versatile living space, this exquisitely appointed duplex is a masterpiece of modern design. From integrated brick accents to stylish LED lighting, every detail has been meticulously crafted to create a home that radiates sophistication and comfort.

With its prime location, versatile layout, and impeccable condition, this duplex apartment presents an unparalleled opportunity for modern living in the heart of Dorking.

Don't miss your chance to experience the epitome of contemporary comfort-schedule a viewing today.

Kitchen

Entryway











view this property online barnardmarcus.co.uk/Property/DRK101780

welcome to

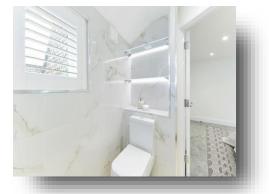
High Street, Dorking

- Three Double Bedrooms
- Allocated Parking
- Fully integrated kitchen with appliances and entertainment screen
- Two high spec bathrooms with Bluetooth connectivity
- Classic wooden plantation shutters throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£425,000**





view this property online barnardmarcus.co.uk/Property/DRK101780



Property Ref: DRK101780 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

mard marcus



Please note the marker reflects the postcode not the actual property

barnard marcus



01306 882148

dorking@barnardmarcus.co.uk

238 High Street, DORKING, Surrey, RH4 1QR



barnardmarcus.co.uk