



**Price**

**£350,000**

**Leasehold**

2x  2x  1x 

**Hill View, Dorking,  
Surrey, RH4**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Both bedrooms are doubles with fitted wardrobes in bedroom 1
- Large double aspect lounge/diner overlooking communal gardens
- Short walk to station, Dorking Halls and High Street
- Communal garden, allocated parking
- No chain

## Accommodation

### GROUND FLOOR

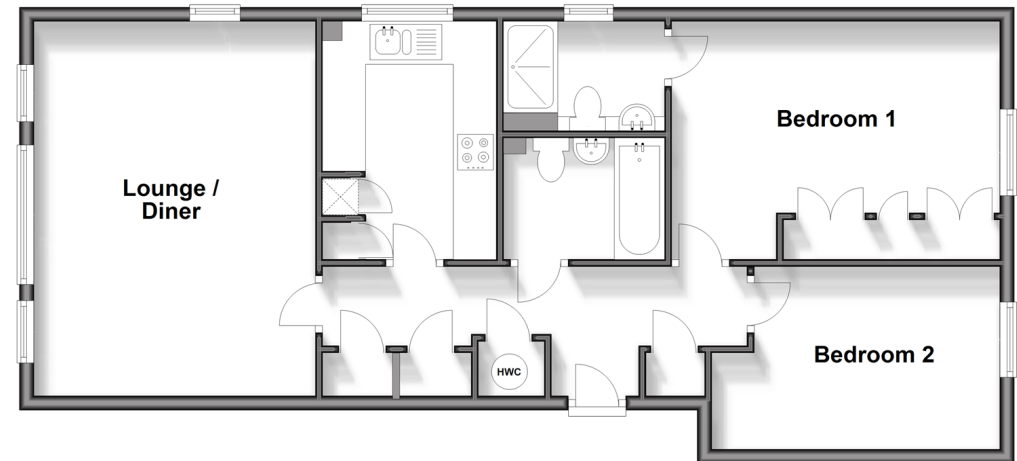
Entrance Hall  
 Lounge/Diner: 17'7 x 13'0 (5.36m x 3.97m)  
 Kitchen: 11'1 x 8'0 (3.38m x 2.44m)  
 Bedroom 1: 15'0 x 11'0 (4.58m x 3.36m)  
 En-suite Shower Room  
 Bedroom 2: 13'3 max x 8'4 (4.04m x 2.54m)  
 Bathroom

### OUTSIDE

Communal Garden  
 Allocated Parking

### Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



**Call Dorking - 01306 883399 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale