



Church Street, Dorking

Guide Price £325,000

EPC Rating '73'

- 3RD FLOOR APARTMENT
- CONTEMPORARY BATHROOM
- THREE BEDROOMS
- 14FT LIVING ROOM
- MODERN KITCHEN
- SHORT WALK TO TRAIN STATIONS
- DORKING TOWN CENTRE LOCATION
- CLOSE TO THE HIGH STREET
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP
- COMMUNAL COURTYARD



A three-bedroom, 3rd floor apartment, conveniently located in the heart of Dorking close to the shops, cafes and bars, and within walking distance of the main line train stations. The property offers over 670 sq ft of well-presented and versatile accommodation, with delightful views.

External stairs lead up to the 3rd floor. The property benefits from a private front door which leads straight into the living/dining room. This spacious room is wonderfully bright with a neutral, modern décor and enjoys views across Dorking's roofscape out to Ranmore. The modern kitchen has a range of base and eye level cabinets with integrated fridge/freezer and space for other appliances if desired, as well as plenty of worktop space. Next is the stylish updated bathroom with white suite, vanity unit with bath and overhead shower.

There are two generous double bedrooms located at the back of the property with plenty of space for any freestanding furniture. The 3rd bedroom is a great flexible room - ideal as a bedroom, home office or a dedicated dining space.

Share of Freehold

The property is share of freehold with a service charge of £564 per year (including ground rent) and 965 years remaining on the lease. Full information is available upon request.

Utilities & Council tax

The property is connected to mains water, gas and electric. The council tax band is C.

Location

Located in the picturesque market town of Dorking, which is surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty. Dorking offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Dorking Lawn tennis and Squash club and Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property within 3 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

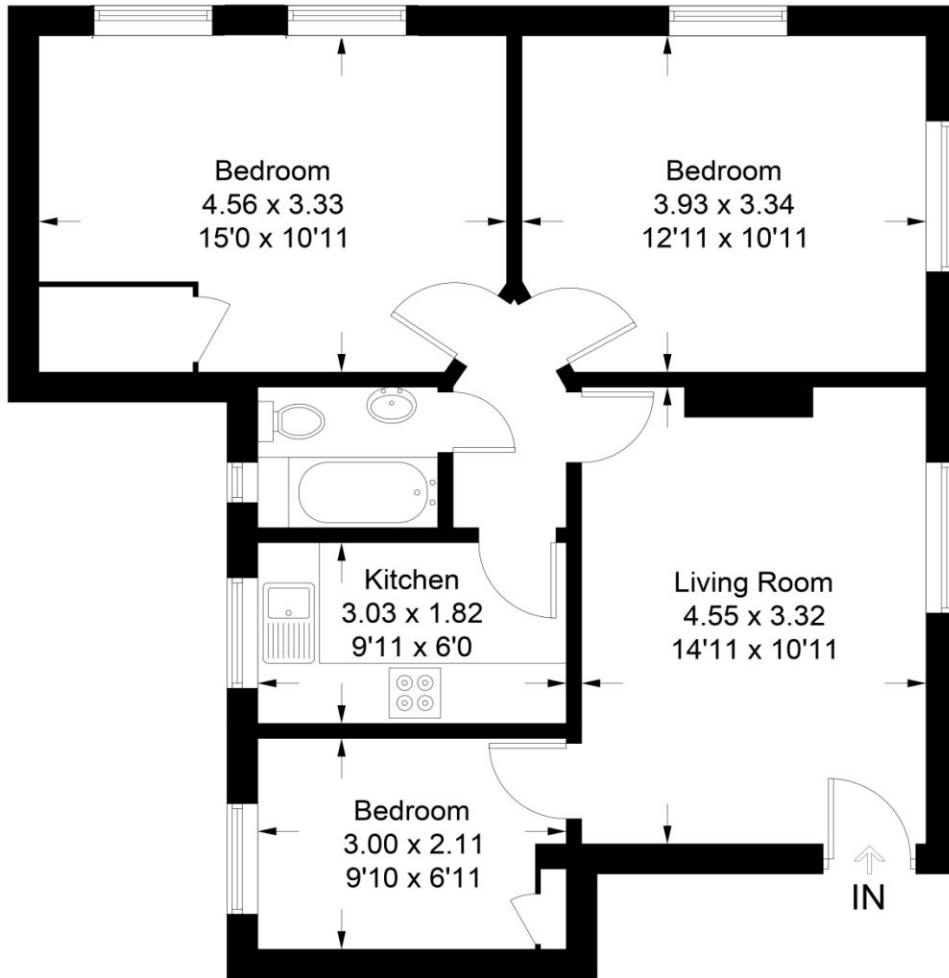
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Church Court, RH4

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1090021)

COUNCIL TAX BAND

Tax Band C

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

