



## Beare Green Court, Beare Green

Offers Over £190,000

EPC Rating '60'

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- SPLIT LEVEL MAISONETTE
- LIVING/DINING ROOM
- MODERN KITCHEN
- BATHROOM
- OFF STREET RESIDENTS PARKING
- CLOSE TO THE LOCAL AMENITIES & SHOPS
- WITHIN WALKING DISTANCE OF HOLMWOOD STATION
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



**\*NO ONWARD CHAIN\*** A modern, one double bedroom, split level maisonette, conveniently located above a small collection of independent shops, nestled in the semi-rural village of Beare Green. This property presents a perfect opportunity for first time buyers, or investment purchasers and comes to the market with no onward chain.

Entering through a shared stairwell you ascend to the first floor. A private front door welcomes you into an entrance hallway which in turn leads into the spacious living/dining area which is naturally bright and airy. There is space for a dedicated area for dining as well as a suite. A useful understairs cupboard provides the ideal storage area for household essentials. The kitchen has been fitted with a range of base and eye level units, hob with cooker and space for freestanding appliances. A window provides plenty of natural light, featuring a front aspect view out to the courtyard area. Stairs rise to a generous landing complete with floor to ceiling storage cupboard, ideal as a linen closet. The main bedroom impresses with its generous proportions with plenty of space for a double bed and freestanding furniture and also features two built-in wardrobes. Completing the interior layout is bathroom equipped with a white three piece suite with bath and overhead shower which has been tiled for a clean and practical look.

#### Outside and Parking

Parking is available to residents of Beare Green Court via the managing agent.

#### Leasehold

There is 88 years remaining on the lease. The service charge for 2024 was £715 and is due each January. The ground rent is £100 per year.

#### Utilities and Council Tax

The property is connected to mains water, drainage, electricity. The property has a FTTC connection. The property falls under Council Tax Band C.

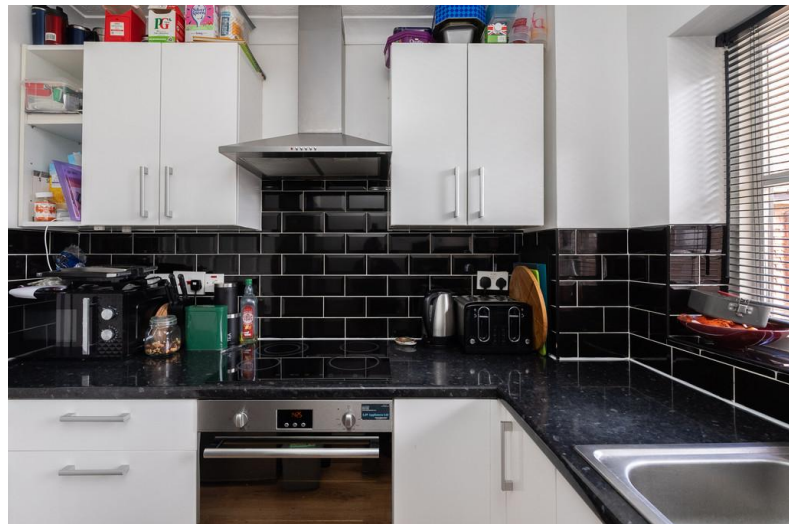
#### Location

Beare Green Court is situated within the heart of Beare Green village which offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3 minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

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

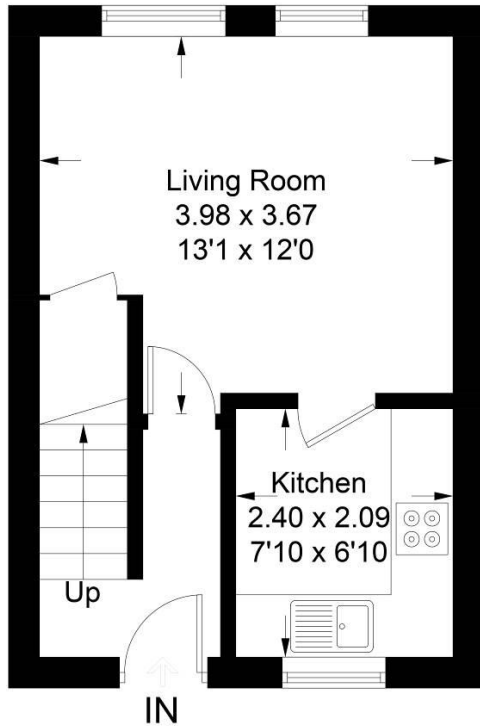
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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.

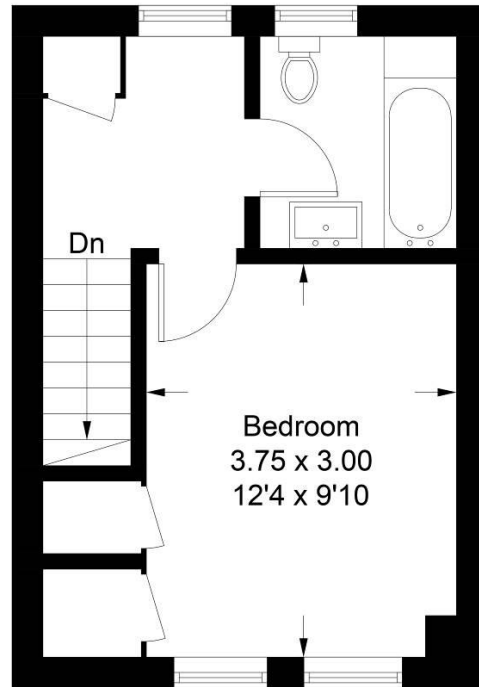


## Beare Green Court, RH5

Approximate Gross Internal Area = 48.1 sq m / 517 sq ft



**Ground Floor**



**First 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. (ID1071947)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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