

## Chalkpit Lane, Dorking

Guide Price £255,000

EPC Rating '64'

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- SPACIOUS BATHROOM
- WALKING DISTANCE TO THE HIGH STREET
- ALLOCATED PARKING & ELECTRIC CAR CHARGING POINTS
- MODERN KITCHEN
- PATIO AREA
- WALKING DISTANCE TO TRAIN STATIONS



**\*NO ONWARD CHAIN\*** An immaculately presented ground floor, one double bedroom apartment, offering spacious accommodation and parking, ideal for a first-time buyer or investment purchase. Situated within a short stroll from Dorking town centre, close to local shops, cafés, bars and within walking distance of Dorking's train stations.

The property begins from the private front door, which leads straight into the open plan kitchen/living room. This spacious room is full of natural light by way of the dual aspect windows and offers a versatile layout. The modern kitchen has a modern range of high gloss units, complemented by contemporary worktops and an integrated dishwasher and washing machine. The modern bathroom has been fitted with a stylish three piece suite, including a bath, overhead shower and vanity unit. The main bedroom boasts fitted wardrobes and plenty of space for a double bed, with additional furniture. Each room features recently fitted shutters for privacy, while keeping the space bright and contemporary. Finishing off the accommodation is a large storage closet, providing additional storage.

#### Outside & Parking

There is a patio area which can be accessed via the living room patio doors, with space for a small bistro table and chairs. There is one allocated parking space, as well as EV charging points.

#### Leasehold

The property is a leasehold with 121 years remaining on the lease, with a service charge of £918.00 (2024) per annum, and a ground rent of £250 (2024) per annum. Full information is available upon request.

PLEASE NOTE: Pets are allowed.

#### Council Tax & Utilities

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

#### Location

Located in the picturesque market town of Dorking, which is surrounded on 3 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.

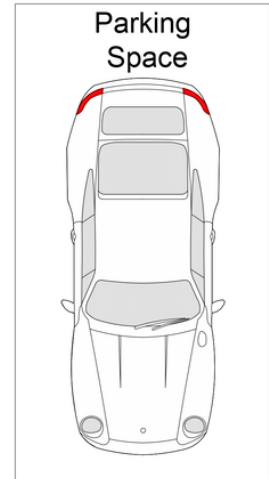
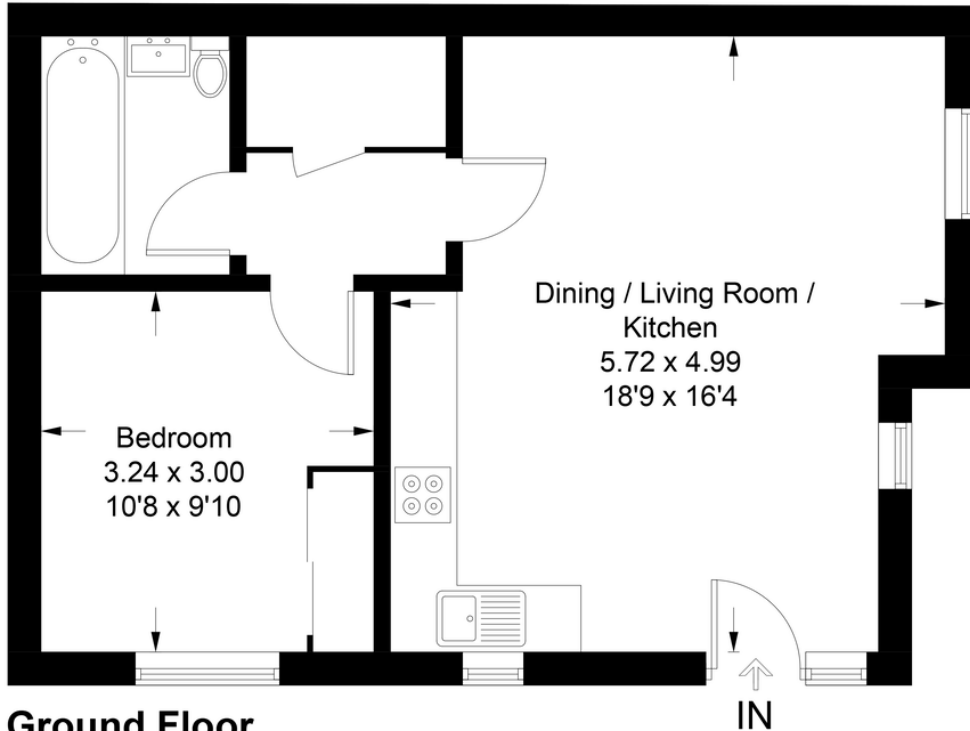
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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.



# Vine Court, RH4

Approximate Gross Internal Area = 43.8 sq m / 471 sq ft



(Not Shown In Actual  
Location / Orientation)

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. (ID1109236)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 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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