



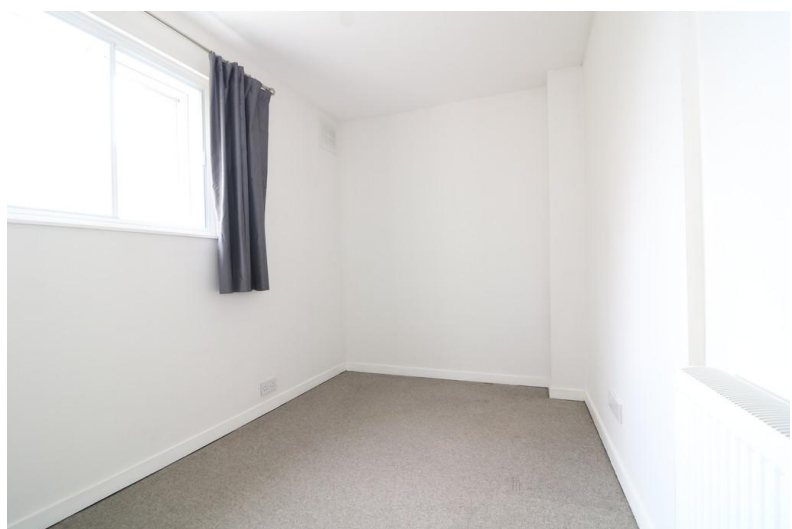
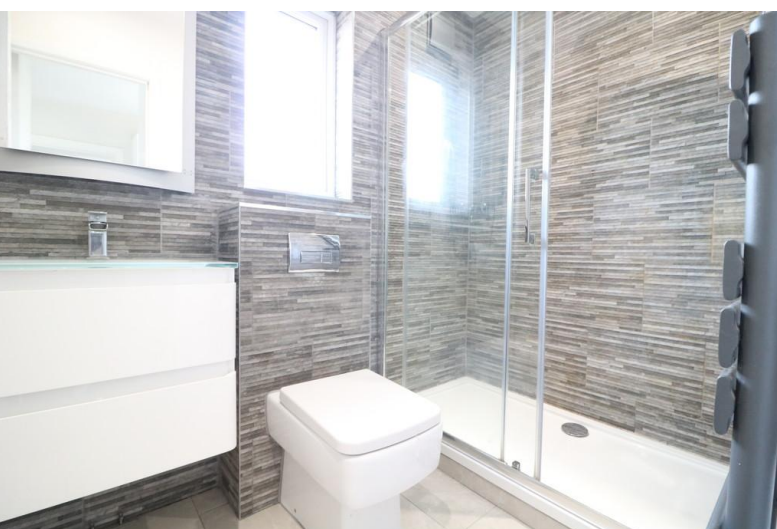
Church Street, Dorking

Guide Price £255,000

EPC Rating '65'

- TWO BEDROOMS
- TOP FLOOR APARTMENT
- CONTEMPORARY SHOWER ROOM
- DORKING TOWN CENTRE LOCATION
- NO ONWARD CHAIN
- ATTRACTIVE VIEWS
- COMMUNAL COURTYARD

- CLOSE TO THE HIGH STREET
- SHORT WALK TO MAINLINE TRAINSTATIONS



NO ONWARD CHAIN A beautifully presented top floor two-bedroom apartment that is situated within the heart of Dorking town centre, close to local shops, cafés, bars and within walking distance of Dorking Mainline train stations.

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. The modern kitchen has a range of base and eye level cabinets with integrated appliances and space for other appliances if desired, worktop space and a lovely view towards St Martins Church. Next is the stylish updated bathroom with white suite. The master bedroom is located at the back of the property and has storage cupboard and space for any additional freestanding furniture. The 2nd bedroom is a great flexible room with built in storage - ideal bedroom or home office if required.

Outside space

The entrance to the property is through a pretty communal courtyard tucked away from the street.

Share of Freehold

The property is Share of Freehold with a lease of 966 years remaining with service charge of £31.76 per month (including ground rent). The service charge is reviewed every year and was last reviewed in August 2023. Full information is available upon request.

Utilities & Council tax

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

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.

PLEASE NOTE THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN.

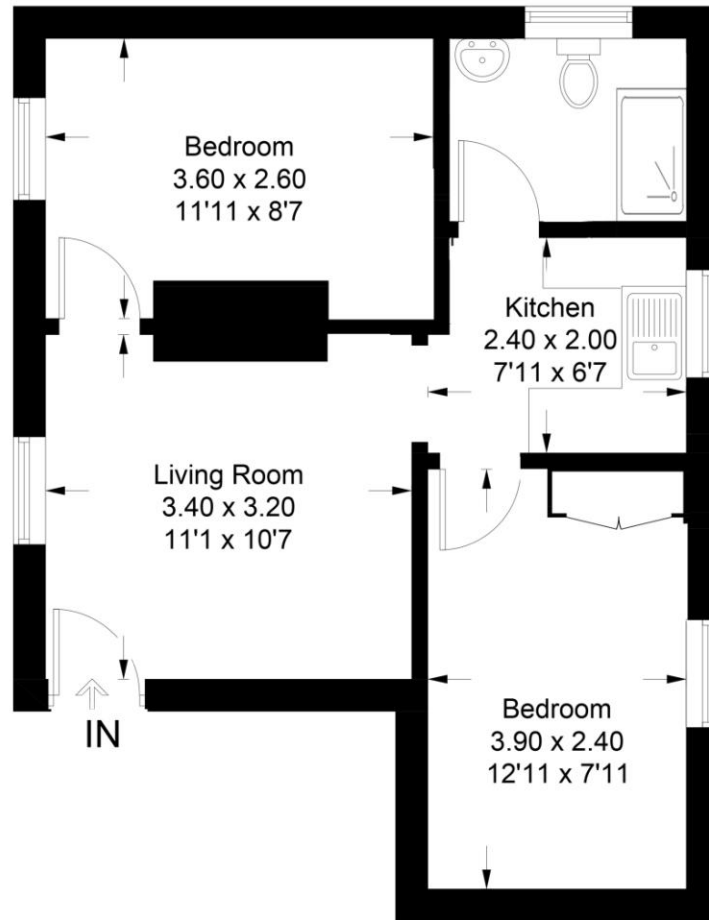
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Church Court, RH4

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft



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. (ID1065782)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND

Tax Band B

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.