

## 54a High Street, Dorking

Guide Price £399,950

EPC Rating '55'

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- DORKING HIGH STREET LOCATION
- SPLIT LEVEL MEWS HOUSE
- ALLOCATED PARKING
- UPDATED TO A HIGH SPECIFICATION THROUGHOUT
- TWO LUXURIOUS BATHROOMS WITH BLUETOOTH CONNECTIVITY
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- SHORT WALK TO TRAIN STATIONS
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



**\*NO ONWARD CHAIN\*** Welcome to a sophisticated and impeccably designed three-bedroom split-level duplex apartment, ideally situated in Dorking's historic town centre. This recently renovated property showcases a range of elegant features that set it apart. Located in a courtyard just steps from Dorking's High Street, this residence offers the perfect blend of convenience and centrality. The area is rich with shops, restaurants, bars, excellent schools, and fantastic transport links via the nearby M25.

While you're just moments from the High Street, the apartment itself is a sanctuary of tranquillity. Thoughtfully designed with sound insulation, the interior remains quiet, allowing you to enjoy peaceful living despite the vibrant surroundings. Here, you truly get the best of both worlds—easy access to the energy of Dorking's town centre while savouring the serene ambience of your private retreat. Dorking's appeal extends beyond its vibrant town centre. As the gateway to the stunning Surrey Hills, it offers endless opportunities for outdoor activities like walking, cycling, and exploring. With quick road and rail access to London Waterloo, London Victoria in under an hour, and Wimbledon in 30 minutes—you can enjoy both the serenity of the countryside and the accessibility of urban life.

This exquisitely designed duplex spans three floors and over 1,000 sqft of versatile living space. With features like integrated brickwork and stylish LED lighting, every detail has been thoughtfully curated to create a home that embodies both elegance and comfort.

As you enter through the courtyard, Victorian-style flooring greets you, setting the tone for the refined style that continues throughout. On the first floor, charming brick accents add character to the space at every turn.

The heart of this home is on the first floor, where an open-plan kitchen and dining area invite you to indulge in culinary delights and relaxation. Outfitted with top-tier appliances and an integrated entertainment screen, this area effortlessly blends functionality with style.

The spacious lounge at the front of the property features luxurious wood flooring, complemented by a built-in smart TV with mood lighting, creating a perfect space for unwinding and entertaining. Wooden plantation shutters throughout maintain privacy while enhancing the property's timeless style.

Upstairs, three generously sized bedrooms each offer their own distinct appeal. From the luxurious en-suite shower room to the preserved original oak beams, warmth and comfort are evident in every corner.

#### Key Features:

- Three spacious double bedrooms
- Expansive lounge area
- Fully equipped kitchen with integrated appliances and entertainment screen
- Two luxury bathrooms with Bluetooth connectivity
- Classic wooden plantation shutters throughout
- Just moments from Dorking High Street
- Council Tax Band "C"
- Allocated Parking Space

#### Leasehold

The property is freehold with 117 years remaining on the lease. There is a ground rent fee of £350 which is payable annually.

#### Council Tax & Utilities

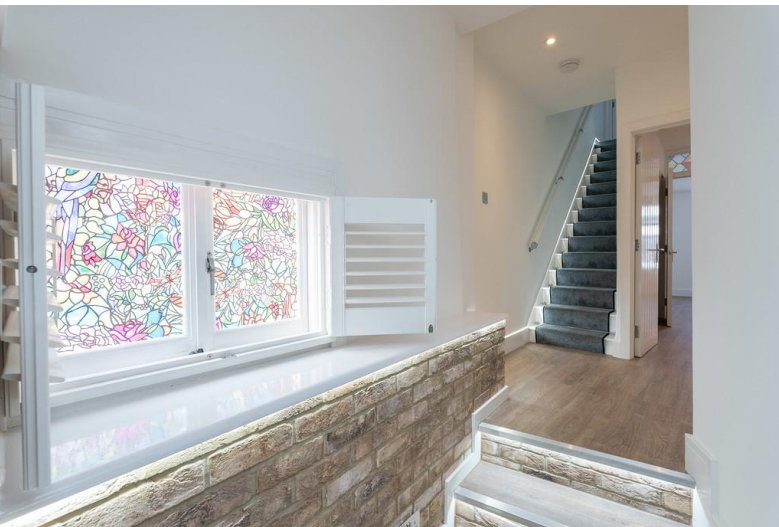
This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTP.

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

**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** –these particulars are for guidance only and do not form any part of any contract. The property description was written by the current owners.





# High Street, RH4

Approximate Gross Internal Area = 99.8 sq m / 1074 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. (ID1120876)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

