

## Horsham Road, Dorking

Guide Price £285,000

EPC Rating 'TBC'

- MODERN FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- 16FT LIVING/DINING ROOM
- ALLOCATED PARKING
- FULLY INTEGRATED KITCHEN/DINER
- IDEAL FOR FIRST TIME BUYERS
- SHORT WALK TO THE HIGH STREET
- COMMUNAL GARDEN
- WALKING DISTANCE TO THE TRAIN STATIONS
- IDEAL FOR FIRST TIME BUYERS



A modern first-floor, one double bedroom apartment featuring a communal garden and off-road parking. Conveniently located on the outskirts of Dorking town centre and within walking distance to the high street and within easy reach of the mainline train stations and other local amenities. This property presents a perfect opportunity for first time buyers.

Entering through a shared entrance hallway, internal stairs lead up to the first-floor. A private front door welcomes you into the property's entrance hall which features two built-in cupboards for convenient storage. The 16ft living/dining room impresses with its spacious, neutral décor with a large bay window allowing plenty of natural light to fill the room. The kitchen seamlessly connects to the living room making the whole space an ideal area to entertain, with smart storage to maximise space, plenty of worktop space for modern appliances and a central space for a table and chairs. Off the hallway is the main bedroom which is another naturally bright room owing to two large Dormer windows. There is plenty of room for all of your bedroom furniture and is conveniently located next to the bathroom which has been fitted with a white suite with a bath and overhead shower.

#### Outside & Parking

The property benefits from a communal garden, with a large lawned area. There is allocated parking for one car.

#### Council Tax & Utilities

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

#### Leasehold

The property is leasehold with 108 years remaining on the lease. There is a service charge of £341.88 paid annually which includes ground rent. This includes general maintenance, buildings insurance and maintenance of the garden.

**Please note that this property is currently 30% shared ownership, but the owner will do a 'staircase sale' to sell the full 100%. Full information is available upon request.**

#### Location

Horsham Road is situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (1.4 miles), just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow airports. Dorking also has a flagship Waitrose store, excellent sports centre and the Dorking Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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.

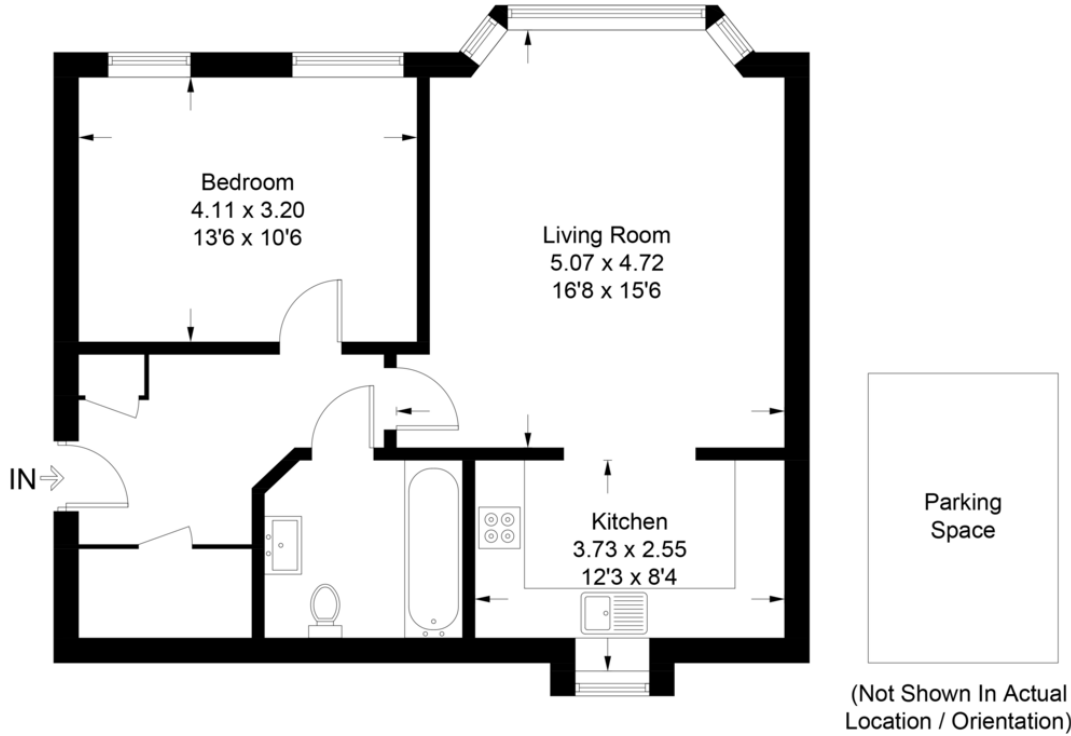
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





## Clifton Heights, RH4

Approximate Gross Internal Area = 59.7 sq m / 643 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.  
 floorplansUsketch.com © (ID1120875)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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