



## West Street, Dorking

Offers In Excess Of £350,000

EPC Rating '69'

- NEWLY REFURBISHED TWO BEDROOM MAISONETTE
- NO ONWARD CHAIN
- INTEGRATED KITCHEN WITH BOSCH APPLIANCES
- DORKING TOWN CENTRE LOCATION
- FULLY RE-PLUMBED & RE-WIRED THROUGOUT
- SHORT WALK TO THE HIGH STREET & MAINLINE TRAIN STATIONS
- LUXURIOUS BATHROOM
- 14FT LIVING/DINING ROOM
- COMMUNAL COURTYARD
- CLOSE TO MILES OF OPEN COUNTRYSIDE



**\*NO ONWARD CHAIN\*** A beautifully refurbished two-bedroom maisonette located on the highly sought-after West Street in the heart of Dorking. This charming property is just steps away from a variety of cafés, shops, and leisure facilities, and offers easy access to the train stations and scenic countryside walks. Finished to an exceptional standard, it also features a delightful communal courtyard garden.

Upon entering through a private entrance, a staircase leads to a small landing with a storage cupboard, followed by a short flight of stairs to the main living area. The kitchen is well-equipped with a suite of Bosch appliances and stylish grey shaker-style units, complemented by neutral Kamdean flooring. The spacious living/dining room boasts a large bay window overlooking West Street, providing ample space for both relaxation and entertaining, with room for a dining table and chairs. The neutral décor throughout allows for personal touches to make the space your own.

A staircase leads to the second floor, where you'll find a modern, well-appointed bathroom featuring both a shower and separate bath with a handheld shower attachment, finished with Kamdean flooring. Another short staircase brings you to the two generously sized bedrooms, each offering space for a double bed, freestanding wardrobes and stunning views across Dorking.

The property benefits from new double-glazed sash windows and doors, alongside a complete re-plumbing and rewiring. Significant insulation upgrades have been made, including Gyproc soundproof flooring, thermal wallboard and aoustic silent board. The loft has also been fully insulated and intelligent electric heating has been installed in every room.

Outside, the maisonette is accessed through a private gated courtyard, offering a lovely outdoor space to enjoy during warmer months. This courtyard is shared with three neighbouring properties.

#### Leasehold

The property is leasehold with 999 years remaining on the lease. The ground rent is pepper corn. There is no service charge but a pro-rata buildings insurance which is recharged by the freeholder, and any normal repairs relating to the flat as and when they incur.

#### Council Tax & Utilities

The property has a council tax band of C. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

#### 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 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, Pilsden Lacey, Ransmore 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, 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.





## West Street, RH4

Approximate Gross Internal Area = 80.1 sq m / 862 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. (ID1140003)

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



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.