

## Vine Court, Chalkpit Lane

Guide Price £349,950

EPC Rating '82'

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING & ELECTRIC CHARGING POINTS
- STYLISH OPEN PLAN KITCHEN/LIVING/DINING ROOM
- STYLISH BATHROOM
- IMMACULATELY PRESENTED THROUGHOUT
- SHORT WALK TO THE HIGH STREET
- MODERN KITCHEN
- CLOSE TO THE MAINLINE TRAIN STATIONS
- CLOSE TO STUNNING COUNTRYSIDE





An immaculately presented, second floor apartment, offering two bedrooms and off road parking. 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 is accessed via a communal lobby accessed via a telephone entry system with stairs leading up to the second floor. A private front door leads directly into a spacious central hallway with built-in storage closet to maximise the space on offer. The open-plan kitchen/living and dining area is a versatile room offering a bright and adaptable layout. The modern kitchen features sleek and contemporary units, complimented by ample worktop space and integrated appliances, including a dishwasher and fridge/freezer. There is space for comfortable seating as well as a dining table and chairs. For added functionality, there is also a dedicated study area, ideal for those who work from home.

The main bedroom includes fitted wardrobes, ample space for a double bed and room for additional furniture. The second bedroom is another well proportioned double with lovely views out. The stylish bathroom is fitted with a white three-piece suite, comprising a bathtub, an overhead shower and a vanity unit, finished with floor to ceiling tiling for a clean and practical aesthetic.

#### Outside

The property includes a shared garden for residents to enjoy. The apartment also comes with one allocated parking space as well as EV charging points and a secure bike store.

#### Leasehold

The property is a leasehold with 120 years remaining on the lease, with a service charge of £3120 per annum, and a ground rent of £250 per annum. Full information is available upon request.

#### 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.

#### 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.

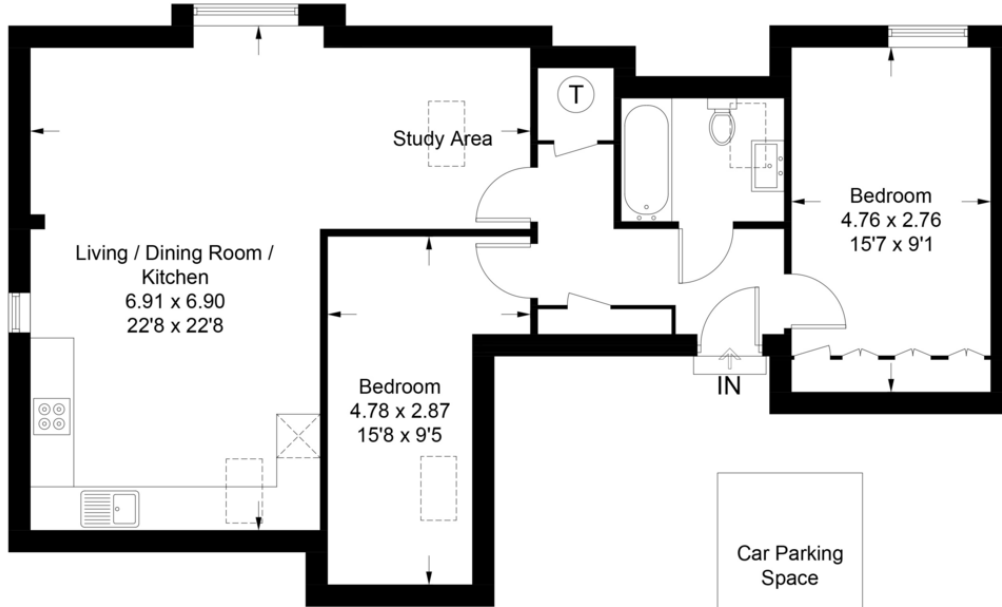
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



## Vine Court, RH4

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft  
(Excluding Car Parking Space)



### Second Floor

(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. (ID1160382)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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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