



Hill View, Dorking

Guide Price £385,000

EPC Rating '79'

- TWO DOUBLE BEDROOMS
- MODERN GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN/DINING/LIVING
- TWO PRIVATE OUTDOOR TERRACES
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- NO ONWARD CHAIN

- WITHIN CLOSE PROXIMITY TO TOWN CENTRE & TRAIN STATIONS
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



NO ONWARD CHAIN This well presented two double bedroom ground floor apartment is located in a highly sought-after development in the heart of Dorking, within easy walking distance of the town's bustling High Street and mainline train stations, offering allocated parking and two private patio terraces.

Access to the property is via a secure communal entrance. The apartment features a spacious open-plan living area bathed in natural light, which leads out onto a private patio terrace, providing the perfect setting for outdoor dining or relaxing in the sunshine. The kitchen is fitted with a modern range of base and eye level cabinets, complemented by ample worktops and space for the expected appliances. Boasting two generous double bedrooms, this property would be perfect for anyone looking for a peaceful home within easy reach of local amenities and transport facilities. The main bedroom is a well-proportioned double with fitted wardrobes and an ensuite shower room. It also benefits from access to its own private terrace with a secluded rear aspect. The second bedroom is another good size double with fitted storage, perfect for guests or utilising as a home office. Servicing the additional bedroom is a modern family bathroom, including a bath with shower attachment. Overall, this apartment offers an ideal balance of style, comfort and convenience, making it a must-see for anyone looking for a superbly located home in Dorking.

Outside

The apartment benefits from secure and convenient off-street parking, with additional parking available for visitors. The East facing front terrace is well placed for enjoying a morning coffee in the sunshine, while the rear bedroom terrace enjoys the evening sun, facing West.

Leasehold

The property is leasehold with 106 years remaining (125 from 1st Jan 2006). There is a service charge of £201.42 per month (£2,417 per annum) and the ground rent is £250.00 per annum. More information is available upon request.

Council Tax & Utilities

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

Location

Hill View is situated in the centre 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 proximity 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 Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's 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 enthusiasts, plus

Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

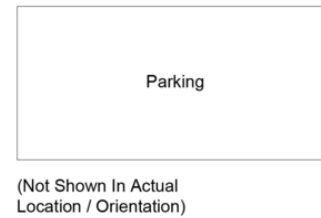
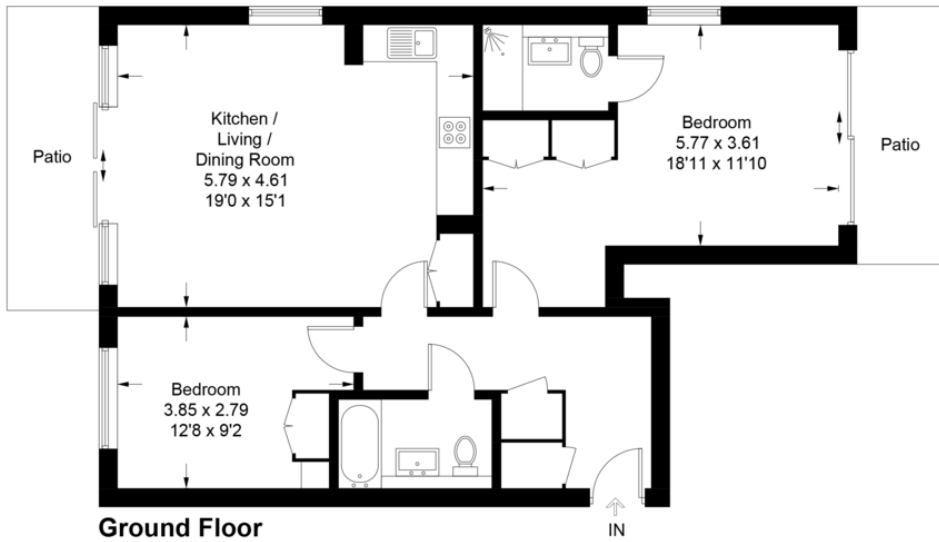
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Hill View, RH4

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft
(Excluding Parking)



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. (ID1161768)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 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

www.seymours-estates.co.uk
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01306 776674



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