

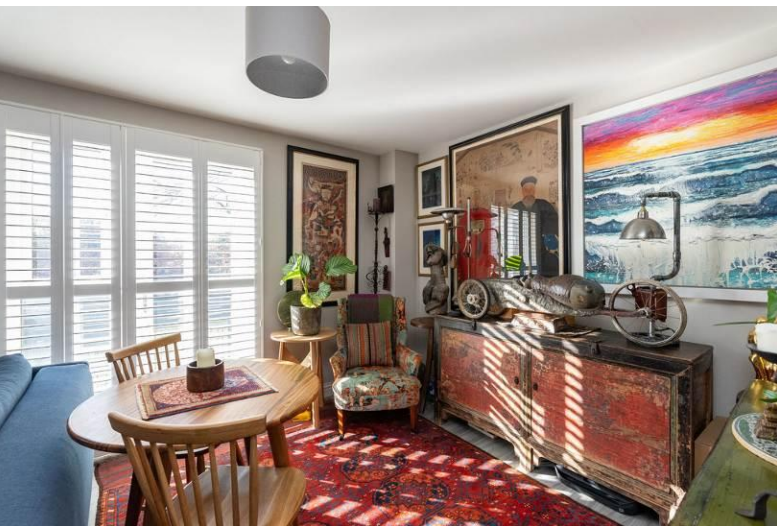
Leith Hill Apartments, Chalkpit Lane

OIEO £300,000

EPC Rating '83'

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LIVING/DINING ROOM WITH JULIETTE BALCONY
- ONE ALLOCATED PARKING SPACE
- STYLISH BATHROOM
- CONTEMPORARY KITCHEN
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES

- CLOSE TO THE MAINLINE TRAIN STATIONS
- CLOSE TO STUNNING COUNTRYSIDE



An immaculately and well proportioned ground-floor apartment combining style, practicality and generous living spaces designed for modern-day comfort. Boasting allocated parking and a short walk from the vibrant High Street of Dorking town centre, mainline train stations and wonderful countryside walks.

Upon entering, the spacious hallway creates an excellent first impression, complete with a built-in airing cupboard for coats and shoes, ensuring a clutter-free entrance. The bright and airy living/dining room spans the front of the apartment, featuring a charming Juliette balcony fitted with shutters for added privacy. This versatile space easily accommodates a dining table and chairs alongside a large suite, making it perfect for both relaxing and entertaining. The fully fitted kitchen, cleverly partitioned by the current owner for added separation, boasts sleek grey cabinetry and integrated appliances, including a dishwasher, fridge freezer and washing machine.

The generous double bedroom is positioned on the opposite side of the apartment, offering a peaceful retreat away from the main living area. It also benefits from a Juliette balcony, allowing fresh air and natural light to fill the space, with ample room for freestanding furniture. Completing the accommodation is a spacious and stylish bathroom, featuring a bath with an overhead shower, a heated towel rail and a practical vanity unit beneath the basin. For added privacy and style, shutters have been fitted to all windows.

This beautifully designed apartment perfectly balances space, functionality and modern living, making it an excellent choice for those seeking both comfort and convenience.

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 119 years remaining on the lease, with a service charge of £2365 per annum, and a ground rent of £250 (2024) per annum. This includes all external works, garden and communal areas, including external lighting. Full information is available upon request.

Council Tax & Utilities

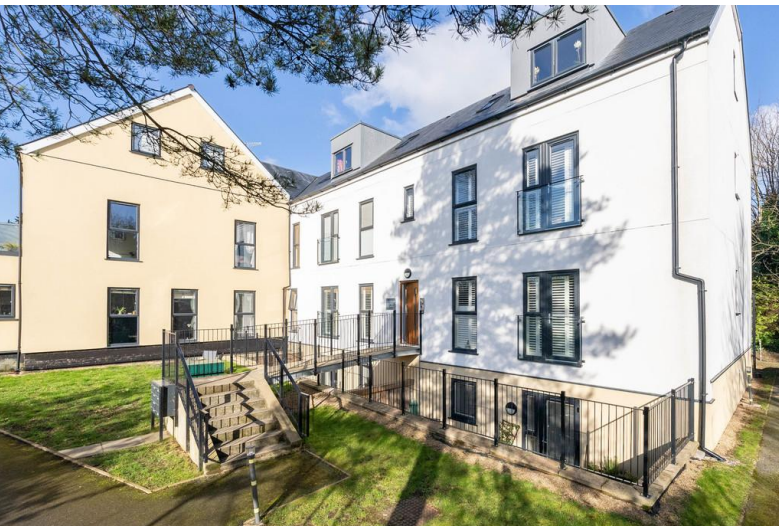
This property falls under Council Tax Band C. The property is connected to mains water, drainage and electricity. The broadband is a FTTC connection.

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, Polsdon Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

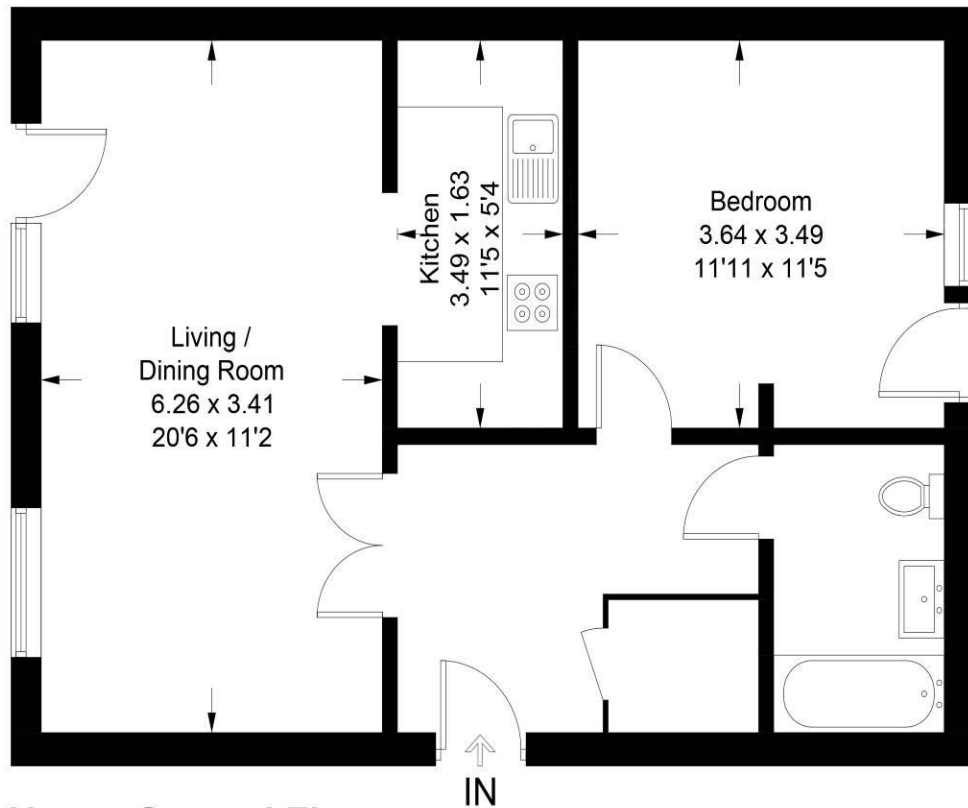
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Leith Hill Apartments, RH4

Approximate Gross Internal Area = 56.6 sq m / 609.2 sq ft



Upper Ground Floor

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. (ID1167234)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | 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
sales@seymours-dorking.co.uk
01306 776674



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