



Pilgrim Lane, Dorking

Guide Price £450,000

EPC Rating B

- 1492 SQ FT IN TOTAL
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND DRESSING ROOM
- NO ONWARD CHAIN
- FLEXIBLE LAYOUT OVER TWO FLOORS
- 29ft KITCHEN/DINING/SITTING ROOM
- TWO ALLOCATED PARKING SPACES
- CLOSE TO STUNNING COUNTRYSIDE
- SHORT WALK TO MAINLINE STATIONS
- WALKING DISTANCE TO DORKING TOWN



NO ONWARD CHAIN A stylish split level recently converted two double bedroom, two bathroom first floor apartment with close to 1,500 sq ft of wonderful accommodation. Located in the heart of Dorking town centre close to train stations, shops and open countryside.

This property was constructed by Latchmere Properties in 2019 and has been finished to a high standard combining traditional workmanship with modern style and designs.

The apartment is accessed via a telephone entry system and the accommodation flows off the internal hallway, beginning with the impressive open plan living/kitchen/dining room benefitting from two large windows allowing plenty of natural light to flood in. The modern shaker style kitchen offers a range of base and wall mounted fitted cupboards, granite worktops and a full range of Bosch appliances. Bedroom one is a spacious front aspect double, benefitting from a private en suite. Completing the ground floor accommodation is the useful cloakroom.

Stairs rise to the 23'7ft dual aspect master bedroom suite, looked after by a large en suite with a bath and overhead shower. This is a bright space thanks to a large window offering exceptional views and plenty of natural light. The bedroom also benefits from a large walk-in wardrobe/dressing room. Ample storage is also on offer in the eaves.

Leasehold

The property is leasehold with a service charge of £3163.50 (£1,581.75 paid bi-annually). The property has 119 years remaining on the lease. The service charge is reviewed annually. 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, gas and electricity. The broadband is a FTTC connection.

Location

Pilgrim Lane is situated in the centre of Dorking, which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking West, Dorking mainline and Dorking Deepdene railway stations are situated close by, 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 which regularly hosts live events, screenings, and films. 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.

Fixtures & fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

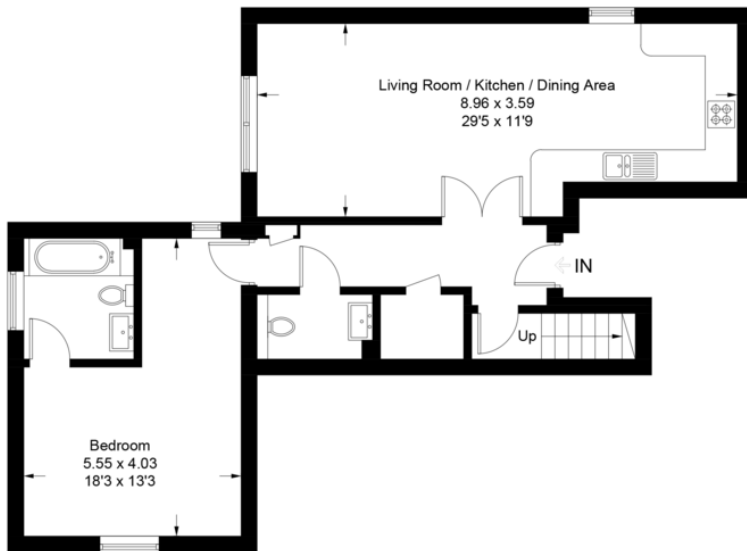
Viewings – Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

Misrepresentation Act – These particulars are for guidance only and do not form any part of any contract.

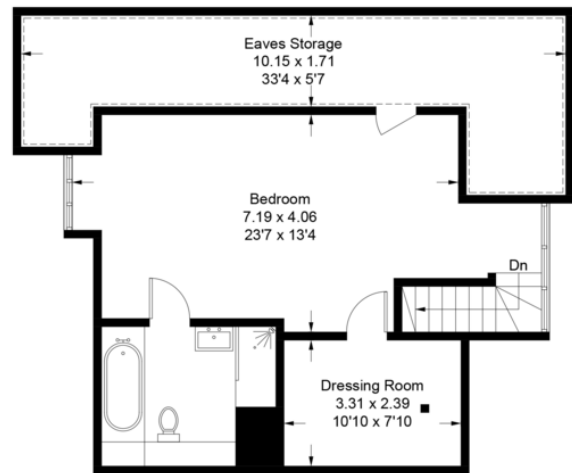


Pilgrim Lane, RH4

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft
 Eaves Storage = 21.3 sq m / 229 sq ft
 Total = 138.6 sq m / 1492 sq ft



First Floor



Second 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. (ID847963)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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

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 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.