

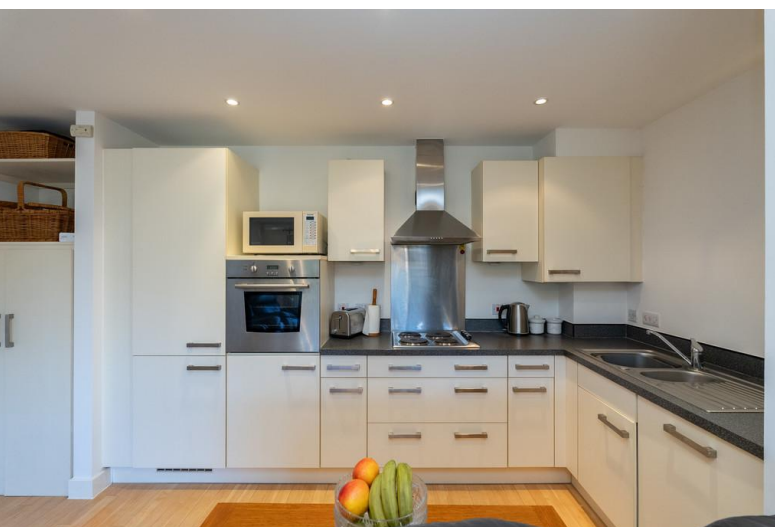


Hill View, Dorking town centre

Guide Price £385,000

EPC Rating '81'

- GROUND FLOOR APARTMENT
- 18FT OPEN PLAN KITCHEN/LIVING ROOM WITH TERRACE
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM & PATIO
- LARGE BATHROOM
- GUEST BEDROOM/ HOME OFFICE
- BRIGHT & SPACIOUS ACCOMMODATION
- SHORT WALK TO THE HIGH STREET & TRAIN STATIONS
- ALLOCATED PARKING & VISITOR BAYS
- NO ONWARD CHAIN
- CLOSE TO MILES OF OPEN COUNTRYSIDE



NO ONWARD CHAIN A beautifully presented and recently redecorated throughout, ground-floor apartment featuring two spacious double bedrooms and contemporary open-plan living. The property also boasts two private patio terraces and allocated parking. Conveniently located in the heart of the vibrant market town of Dorking, just a short walk from the High Street and mainline train stations, this property presents an ideal lock up and leave property.

The property is accessed via a secure communal entrance and once inside, the apartment boasts a large hallway, with two large built-in storage cupboards and leads into all key rooms. The kitchen/living room impresses with a bright and airy feel with laminate wood flooring for warmth and practicality. A stylish kitchen occupies the back of the room and offers a good range of cabinets, worktop space and room for all essential appliances. The living space has plenty of room for comfortable seating and seamlessly connects to a private patio terrace - extending the living space and providing independent access to the property.

Both bedrooms are generous doubles, the main bedroom includes fitted wardrobes, an ensuite shower room and direct access to a private terrace with a secluded rear aspect. The second bedroom, also a spacious double with built-in storage could also serve as a home office for remote working. A stylish bathroom, complete with bath and overhead shower attachment serves the second bedroom and completes the accommodation.

The property also benefits from Worcester Bosch Greenstar CCI compact boiler, installed in 2023, burglar alarm and security shutters for added peace of mind. The property also has a B energy rating, ideal for those obtaining Eco mortgages.

Outside

The apartment benefits from secure and convenient allocated parking directly in front of the property, 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. There is a service charge of £2,418 per annum and the ground rent is £250 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 enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

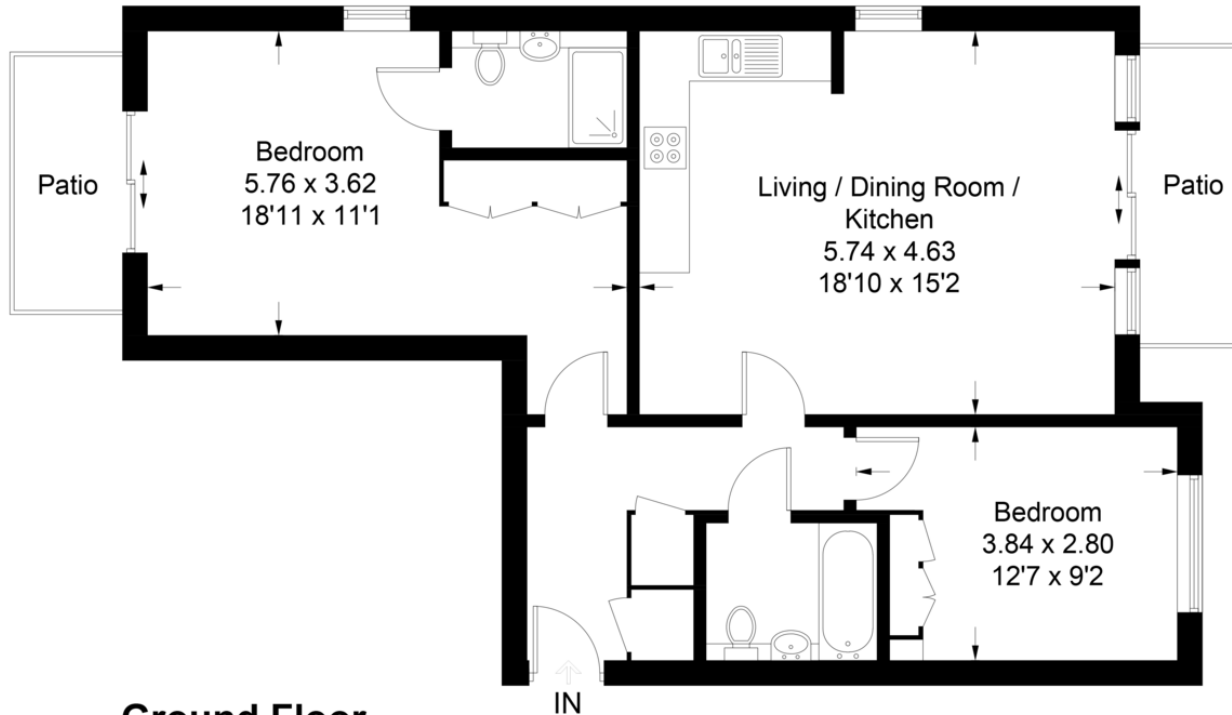
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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 = 72.5 sq m / 780 sq ft



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. (ID1174855)

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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