



Deepdene Lodge, Dorking

- ONE BED GROUND FLOOR APARTMENT
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH BATHROOM
- OPEN PLAN LIVING
- STUNNING COMMUNAL GROUNDS
- TWO PARKING SPACES
- WALKING DISTANCE TO MAINLINE STATIONS
- EV CHARGING POINTS

Offers In Excess Of £300,000

EPC Rating '59'

- 28FT RECEPTION ROOM
- SHORT WALK TO DORKING TOWN CENTRE



A stylish ground floor apartment offering modern, flexible open plan living at its finest. Situated within Hopewood Park on the edge of Dorking town surrounded by lush woodland and set within acres of Grade II listed park & gardens.

The accommodation is well presented throughout starting with the 28ft open plan kitchen/sitting/dining room with designated living space and also room for a large dining table and chairs. The kitchen has been fitted with a range of base and eye level, high gloss units, with plenty of worktop space, as well as an integrated dishwasher and fridge/freezer. A small utility cupboard provides additional storage for a washing machine. The bathroom has been fitted with a white three-piece suite which includes a bath and overhead shower and has been tiled for a stylish and practical feel. Finishing off the accommodation is the bedroom which has plenty of space for a double bed and freestanding furniture. A sliding door provides convenient access into the bathroom.

Parking & Outside

There is a useful storage unit directly at the front of the building for the sole use of this apartment, perfect for storing a buggy or bike. The apartment comes with two parking permits. In addition, there are a number of disabled and EV charging points available for use.

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 cable connection.

Leasehold

The property is a leasehold with 150 years from 2021. There is an annual service charge of £1,303.47 and a ground rent of £305.00 per year. The service charge is reviewed every 10 years.

PLEASE NOTE the photos were taken in 2023 before the property was rented out.

Location

Hopewood Park is perfectly situated in the desirable market town of Dorking, you will discover the nearest rail connection and the bustling high street are only an easy 10 minute walk. When enjoying days out along the historic streets of the town, you can catch sight of the wooded hills and open downland, which are always a welcome reminder of the beauty that surrounds you. The High Street itself is full of diverse craft shops, boutiques, art galleries, vintage shops and antique centres not to mention the excellent selection of cafés, restaurants and pubs to enjoy a welcome respite. Nearby Denbies Wine Estate is the largest award winning vineyard in England and is situated on the northern outskirts of Dorking. It overlooks Box Hill, one of the first Country Parks in England. Denbies is open to the public and hosts indoor and outdoor vineyard tours daily with a chateau style winery, giftshop, art gallery and two restaurants.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 7JZ.

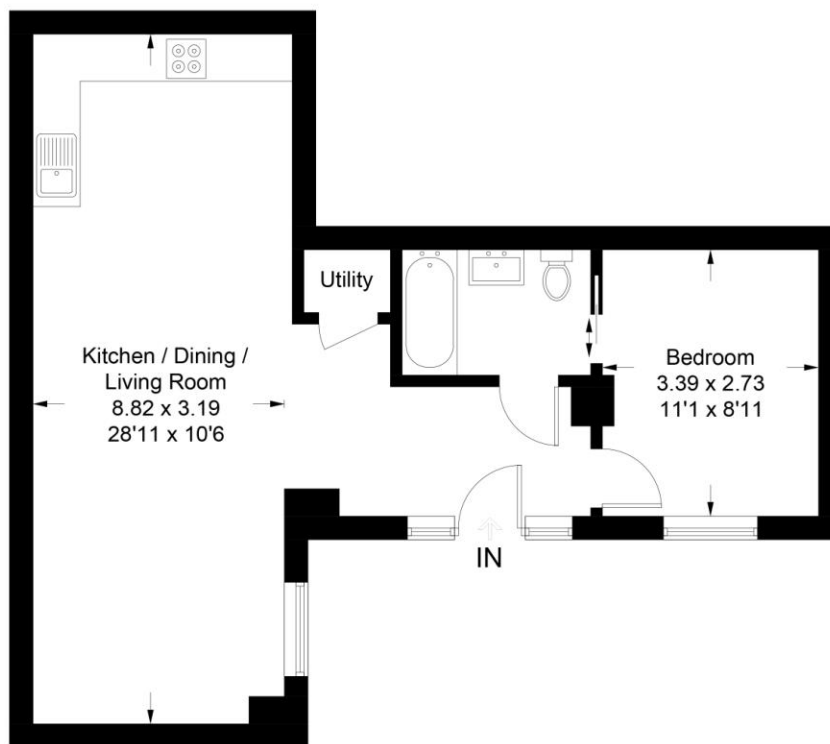
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract. Please note the photos used are indicative of the show apartments available to view.



Deepdene Lodge, RH4

Approximate Gross Internal Area = 51.7 sq m / 556 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. (ID1036940)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 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



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.