



West Street, Dorking

Guide Price £280,000

EPC Rating '71'

- ONE BED GROUND FLOOR APARTMENT
- PRIVATE ROOFTOP TERRACE
- SPACIOUS LIVING/DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH MODERN KITCHEN
- DETACHED HOME OFFICE/STUDIO
- CLOSE TO SHOPS AND WAITROSE
- SHORT WALK TO TRAIN STATIONS
- CONTEMPORARY BATHROOM
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



A beautifully presented one-bedroom apartment offering contemporary, spacious accommodation, complete with a delightful private terrace garden and a detached home office. Perfectly positioned along Dorking's renowned West Street, the property is just moments from the town's excellent range of shops, train stations and the stunning open countryside that surrounds the area.

Accessed from the high street via a communal entrance, the apartment has its own private front door which opens into a welcoming hallway. The modern kitchen has been thoughtfully updated and features sleek, floor-to-ceiling units, generous worktop space and a range of integrated appliances. The kitchen flows seamlessly into the spacious living and dining area, measuring over 15 feet with plenty of room for comfortable seating and a dining table – ideal for entertaining. The main bedroom is a well-proportioned double and benefits from built-in wardrobes. The bathroom has been stylishly updated with a contemporary white suite and elegant tiling complete with bath and overhead shower.

Outside

The private courtyard garden leads off from the kitchen and offers a tranquil retreat. The property also has the added benefit of a detached studio that's ideal as a home office, creative space or additional storage.

Leasehold

The property is leasehold with 113 years remaining. There is no service charge or ground rent payable.

Utilities & Services

The property is Council Tax Band C. The property is connected to mains gas, electricity and water/drainage. The Broadband connection is FTTP.

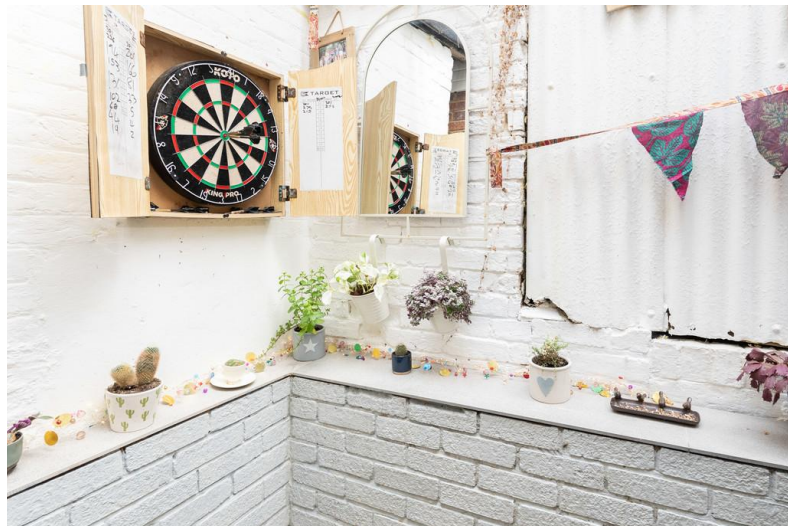
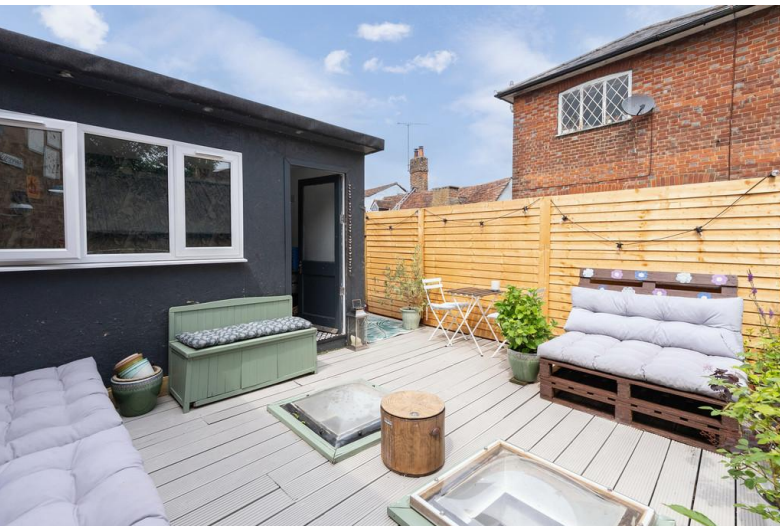
IMPORTANT NOTE: As this property is located behind a commercial premises, it would be advisable to check your lender's requirements to ensure they will lend on the property.

Location

The property 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 close 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.

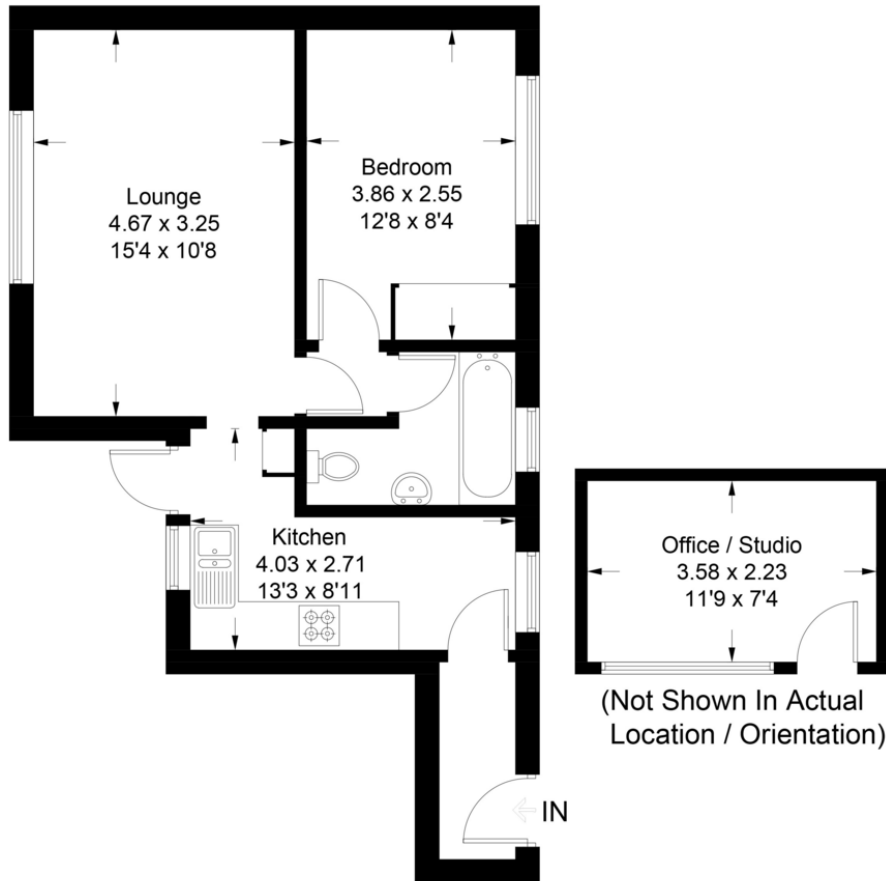
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Notes: 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.



West Street, RH4

Approximate Gross Internal Area = 43.3 sq m / 466 sq ft
Office / Studio = 8.1 sq m / 87 sq ft
Total = 51.4 sq m / 553 sq ft



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. (ID659103)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 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

CONTACT

Cummins House, 62 South
Street, Dorking, Surrey,
RH4 2HD

www.seymours-estates.co.uk
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