

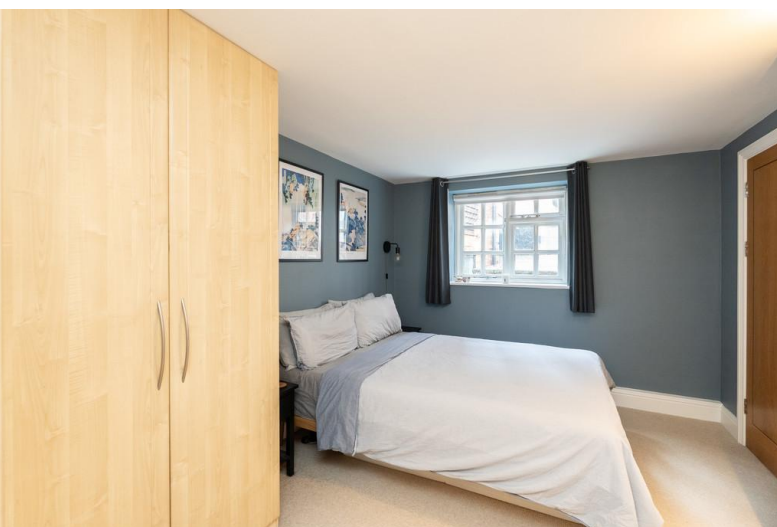


Church Street, Dorking Town Centre

Guide Price £325,000

EPC Rating '72'

- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- MODERN KITCHEN
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE LIVING/DINING ROOM
- STYLISH BATHROOMS
- SHORT WALK TO THE MAINLINE TRAIN STATIONS & LEISURE FACILITIES
- CLOSE TO ALL THE SHOPS & WAITROSE
- SECURE TELEPHONE ENTRY SYSTEM
- CLOSE TO MILES OF OPEN COUNTRYSIDE



A Stylish and Well-Presented two double bedroom, two bathroom first floor apartment in the heart of Dorking. Offering a wonderful blend of period charm and modern design, ideally located in a central position close to local amenities, countryside walks, and within easy reach of all Dorking's mainline train stations.

A communal front door with telephone entry system leads into a shared hallway with stairs rising to the first floor. The accommodation begins with a spacious sitting/dining room, an excellent space for entertaining, enhanced by two large sash windows that fill the room with natural light. The modern kitchen is well-appointed with a range of base and eye-level units, granite worktops, and integrated appliances, creating a stylish yet practical space for cooking and entertaining. The main bedroom is a generous double, featuring a built-in wardrobe and a contemporary en-suite shower room. The second bedroom is also a good size double and could be used as a home office, offering versatile accommodation to suit a variety of needs. Completing the property is a spacious family bathroom, fitted with a bath and overhead shower, along with sleek cabinetry providing excellent storage.

This charming apartment is located in the heart of Dorking's conservation area and is steeped in history. The building was originally the site of John Wesley's first Methodist Chapel, established in 1772. It was thoughtfully converted into apartments in 2006, retaining many original period features and finished to a high standard throughout.

Share of Freehold

The property is a Share of Freehold with a service charge (includes the ground rent) of £1,080 per year and a 125-year lease from 2005 (105 years remaining).

Council Tax & Utilities

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

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 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, Polsden 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.

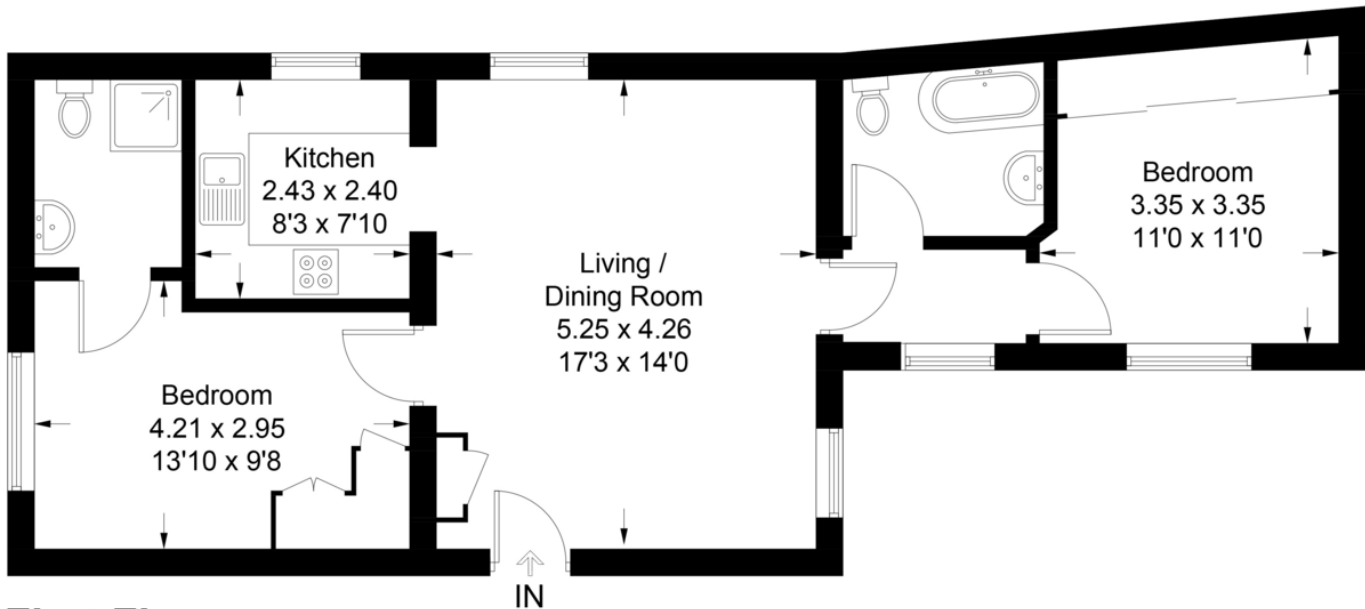
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Chapel Mews, RH4

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



First 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. (ID1211685)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Share of Freehold

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.