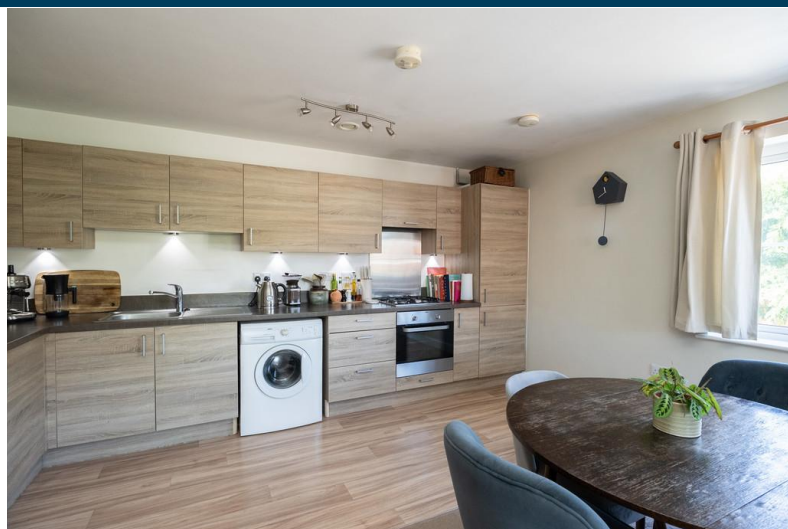




Breakspear Gardens, Beare Green

Guide Price £295,000

EPC Rating '83'

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- 732 SQ. FT. IN TOTAL
- BEAUTIFULLY PRESENTED THROUGHOUT
- RESIDENTS PARKING
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING/DINING ROOM
- MODERN KITCHEN
- MOMENTS FROM HOLMWOOD TRAIN STATION

- CLOSE TO BEARE GREEN AMENITIES
- CLOSE TO MAINLINE TRAIN STATIONS



A beautifully presented two double bedroom first-floor apartment, offering over 732 sq ft of versatile accommodation, along with off-street parking for one car. Situated in a highly sought-after private cul-de-sac, the property enjoys a convenient location close to all of Beare Green's amenities, including the village hall, local shops, Holmwood train station, well-regarded schools, and stunning open countryside.

Access is via a communal entrance with stairs leading to the first floor. Upon entering the apartment, you are welcomed by a spacious central hallway providing access to all principal rooms. The heart of the home is the impressive 21ft open-plan kitchen/living/dining room—a bright and airy space enhanced by large dual-aspect windows that flood the room with natural light. Finished in neutral tones, the space feels calm and inviting, with ample room for both relaxed seating and dining. The contemporary kitchen is thoughtfully arranged along one side of the room, featuring a comprehensive range of floor-to-ceiling units, generous worktop space, and provision for all expected appliances. The main bedroom is a particularly good size, offering plenty of space for wardrobes and additional furniture. The second double bedroom is currently utilised as a home office and music room, highlighting its flexibility to suit a variety of lifestyles. Completing the accommodation is a stylish bathroom, fitted with a modern white suite including a bath with overhead shower.

Outside

The development is approached via a communal driveway providing access to residents parking.

Leasehold

The property is leasehold with 115 years remaining. The ground rent is £300 and the service charge is £2257 both paid 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.

Location

Breakspear Gardens is situated within the heart of Beare Green village which offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3 minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

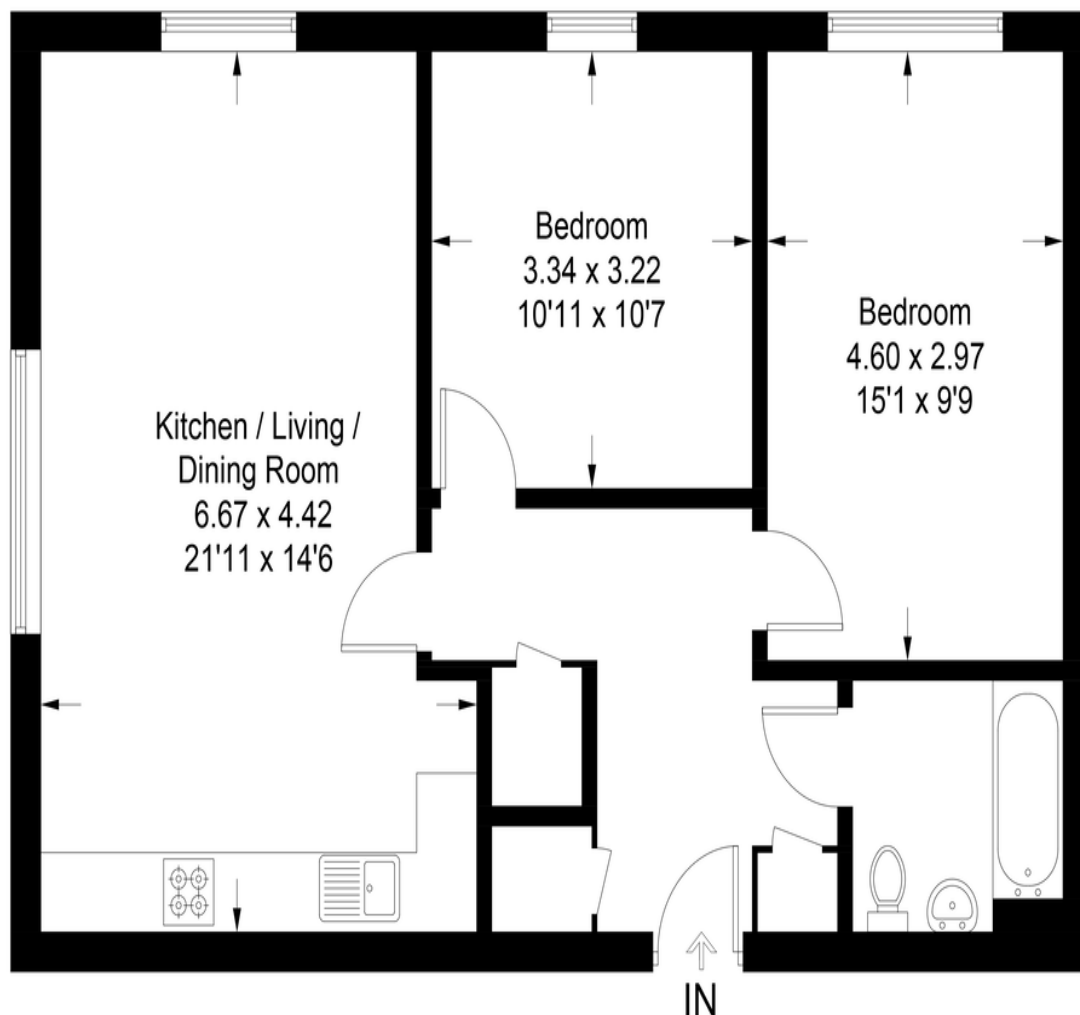
LOCAL AUTHORITY

Mole Valley District Council



Breakspear Gardens, RH5

Approximate Gross Internal Area = 68.0 sq m / 732 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. (ID1222064)

CONTACT

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RH4 2HD

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