



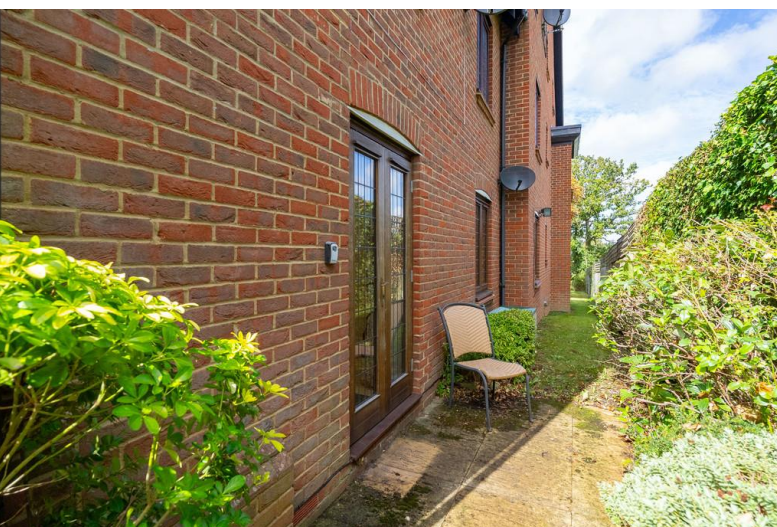
Ashurst Place, Dorking

Guide Price £425,000

EPC Rating '79'

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- ACCESS TO PATIO
- LONG LEASE
- OFF ROAD PARKING
- OPEN PLAN 24FT KITCHEN/DINING/LIVING ROOM
- END OF CHAIN
- SHORT WALK TO HIGH STREET

- SHORT WALK TO ALL TRAIN STATIONS
- CLOSE TO COUNTRYSIDE WALKS



NO ONWARD CHAIN A well-presented and spacious ground-floor apartment offering two double bedrooms, open-plan living with direct access to a patio area and allocated parking. Ideally positioned with walking distance of Dorking's High Street, great countryside walks and mainline train stations

The property is accessed via a secure communal entrance. Inside, a welcoming hallway with two large built-in storage cupboards provides access to all principal rooms. The 24ft open-plan kitchen/living room is light and airy, featuring two large windows and a bay window to the front. A modern fitted kitchen offering an excellent range of cabinets, generous worktop space and provision for all essential appliances. The living area provides ample room for comfortable seating and opens directly onto a private patio terrace, extending the accommodation outdoors and offering independent access to the apartment.

Both bedrooms are well-proportioned doubles. The principal bedroom includes fitted wardrobes and an en suite shower room. The second double bedroom also lends itself well to use as a home office. A white bathroom with bath and overhead shower attachment serves the second bedroom and completes the accommodation.

Outside

The apartment benefits from secure, allocated parking, with additional visitor parking available. A peaceful side terrace, is ideal for morning coffee.

Leasehold

200 years remaining on the lease, with a service charge of £2,375 (including ground rent) per annum. Further details available on request.

Council Tax & Utilities

Council Tax: Band D. Mains water, drainage, gas and electricity. Broadband: FTTC connection

Location

Ashurst Place is conveniently on the edge centre of Dorking, which offers a comprehensive range of shopping, social, recreational and educational amenities. The commuter is well served by three railway stations, with Dorking mainline and Deepdene stations within easy walking distance, providing a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessible seven miles to the north, either via the A24 to Leatherhead (Junction 9) or the A25 to Reigate (Junction 8), giving direct links to both Gatwick and Heathrow airports. Dorking boasts a flagship Waitrose store, excellent sports centre and The Dorking Halls, which regularly hosts cultural events. The area is renowned for its outstanding countryside, including The Nower, Ranmore Common and Box Hill (National Trust), offering superb opportunities for walking, cycling and horse riding. Denbies Wine Estate, England's largest vineyard, is also nearby on the northern edge of the town.

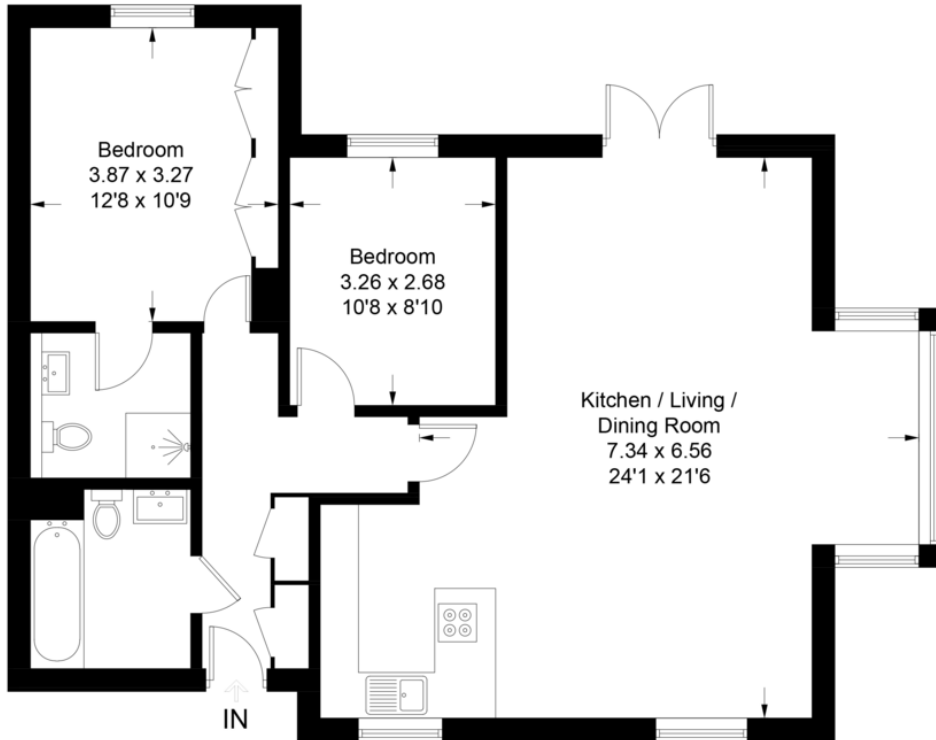
Viewing - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents' Note: These particulars are for guidance purposes only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon as a statement of fact. Buyers are strongly advised to verify all measurements and information independently with their legal representative. Fixtures and fittings, whether mentioned or not, are excluded from the sale but may be available by separate negotiation.



Ashurst Place, RH4

Approximate Gross Internal Area = 82.6 sq m / 889 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. (ID1239709)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	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
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01306 776674



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