



S Seymours



Bailey Road, Westcott

Guide Price £235,000

EPC Rating '75'

- MODERN FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- MODERN KITCHEN
- OPEN PLAN LIVING/DINING ROOM
- ALLOCATED PARKING
- STYLISH BATHROOM
- WESTCOTT VILLAGE
- COMMUNAL GARDEN
- SHORT DRIVE TO DORKING TOWN CENTRE & TRAIN STATIONS
- CLOSE TO MILES OF OPEN COUNTRYSIDE



An excellent opportunity for first-time buyers and investors alike, this well-presented one-bedroom apartment is situated on the first floor of a purpose-built development in the popular village of Westcott, a short walk to village amenities and picturesque countryside walks. Further benefits include allocated parking and pretty communal garden.

The property offers bright and modern accommodation throughout, beginning in an entrance hall with built in storage for a clutter free entrance. The generous open-plan living and dining area is a welcoming and versatile space that enjoys pleasant views over the communal garden. This room flows seamlessly into the contemporary kitchen, which is fitted with a range of modern cabinets and offers space for freestanding appliances, making it both practical and well suited to modern living. The double bedroom is another generous space, complete with built-in wardrobes, providing ample storage while maintaining a clean and uncluttered feel. The stylish bathroom is particularly impressive, featuring both a full-size bath and a separate cubicle shower-ideal for everyday convenience and flexibility.

Outside, the apartment has allocated parking for one vehicle. There is also a communal rear garden.

Perfectly suited to those taking their first step onto the property ladder or investors seeking a strong rental addition to their portfolio, this attractive apartment combines a desirable location, modern interiors and excellent amenities.

Leasehold

The property is leasehold with 92 years remaining on the lease. The annual service charge is £908 and the ground rent is £10. More information available on request.

Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, providing a small selection of shops, village pub, school, doctors surgery and village church. For more comprehensive facilities, the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside and this property is very close to the route 22 cycle route.

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

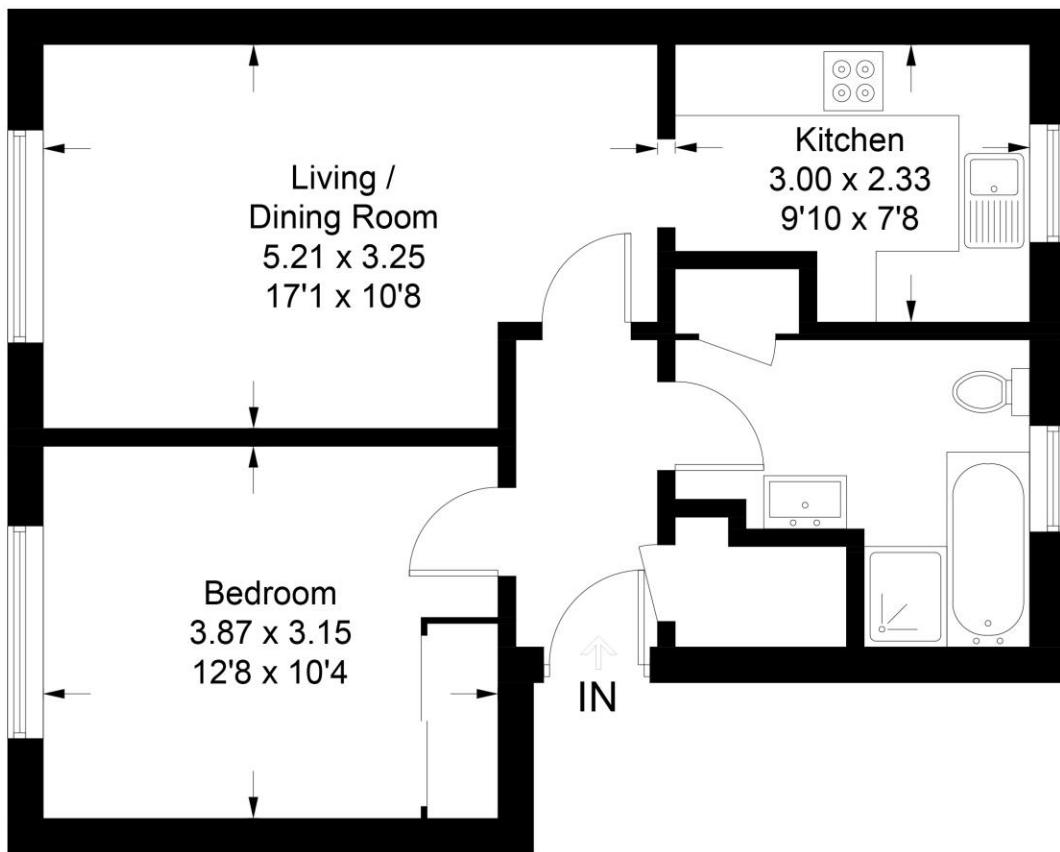
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Bailey Road, RH4

Approximate Gross Internal Area
48.3 sq m / 520 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. (ID1270677)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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