



Box Hill Apartment, Chalkpit Lane

Dorking

Guide Price £320,000

Property Features

- NO ONWARD CHAIN
- FIRST FLOOR ONE BEDROOM APARTMENT
- SPACIOUS BALCONY
- BEAUTIFULLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO TRAIN STATIONS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- WALKING DISTANCE TO THE HIGH STREET
- ALLOCATED PARKING
- STYLISH BATHROOM
- 546 SQ FT IN TOTAL



Full Description

This beautifully proportioned first-floor apartment combines modern style with practical design, generous living space and the added bonus of a large balcony. Perfectly positioned with allocated parking, it's just a short walk from Dorking's vibrant High Street, mainline stations, and picturesque countryside trails.

Step inside to a welcoming entrance hall, featuring a built-in storage cupboard ideal for coats and shoes. The heart of the home is the impressive 20ft open-plan kitchen, dining, and living area-flooded with natural light and enhanced by a generous balcony allowing plenty of fresh air into the property. Designed with both relaxation and entertaining in mind, the layout easily accommodates a dining table, chairs, and a large sofa. The contemporary kitchen is sleek and space-efficient, complete with integrated appliances including a dishwasher, fridge freezer and washing machine.

Set apart from the main living space, the spacious double bedroom offers a tranquil retreat with views over the well-maintained communal gardens. There is a floor to ceiling double wardrobe as well as ample room for freestanding furniture, adding to the flexibility of the space. The apartment is completed by a stylish and well-appointed bathroom featuring a bath with overhead shower, heated towel rail, and a practical vanity unit beneath the basin.

Outside

The standout feature of this property is the spacious balcony which leads off from the kitchen/dining room and has plenty of room for outdoor furniture. The apartment also comes with one allocated parking space as well as EV charging points and a secure bike store.

Leasehold

The property is a leasehold with 119 years remaining on the lease, with a service charge of £2400 per annum. This includes all external works, garden and communal areas, including external lighting. 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 and electricity. The broadband is a FTTC connection.

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 Lawn 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, Polesden 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.

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.

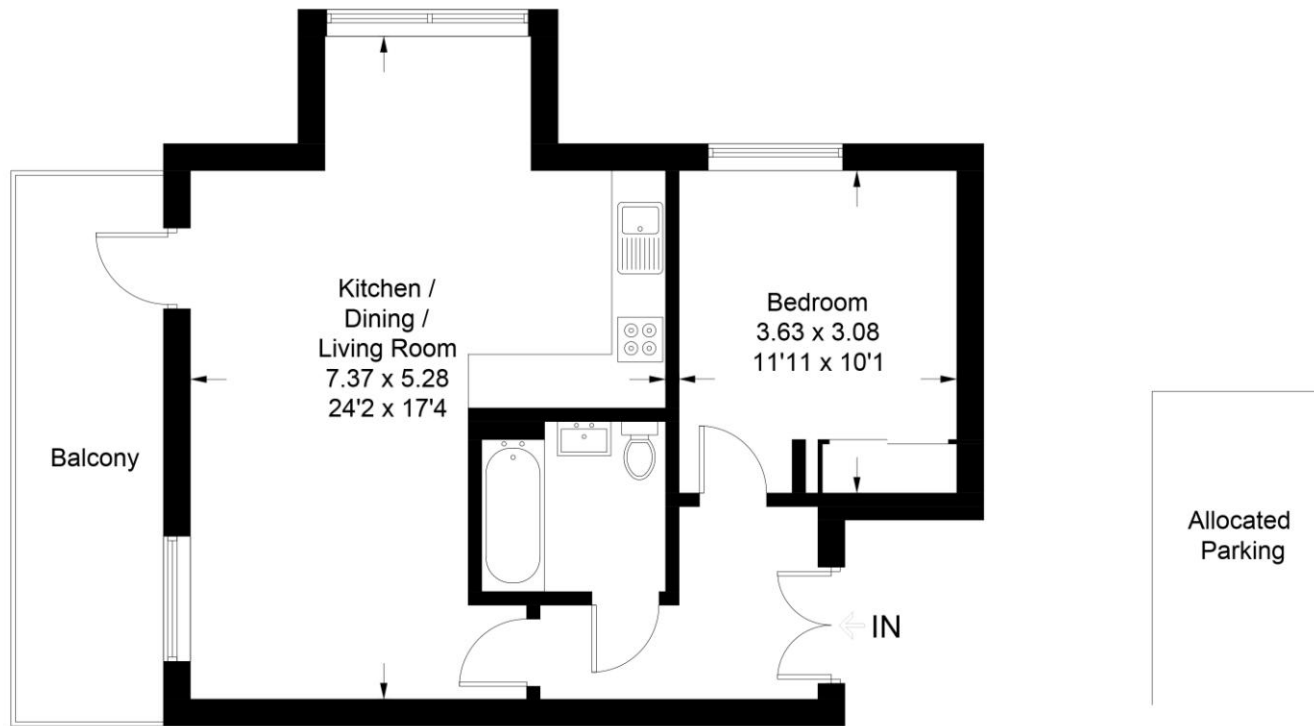




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

Box Hill Apartments, RH4

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



First Floor

(Not Shown In Actual
Location / Orientation)

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. (ID1199998)

COUNCIL TAX BAND

C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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