



44 Dorin Court Landscape Road, Warlingham – CR6 9JT

Guide Price **£400,000**





44 Dorin Court Landscape Road

Warlingham

A spacious two double bedroom penthouse apartment with balcony and garage in need of some updating and offered with no onward chain.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Split Level Penthouse Apartment
- Lounge
- Dining Room or Third Bedroom
- Two Double Bedrooms both with EnSuite Bathrooms
- Garage & Residents Parking
- Lift
- Kitchen/Breakfast Room



Entrance & Reception: The property is approached down a leafy driveway off Landscape Road, with both residents' and visitors' parking available. A security-controlled entrance door leads to the well-maintained communal areas, with stairs and two lifts. The front door opens to a welcoming entrance hall, featuring a useful WC and a selection of storage cupboards. The entrance hall provides access to the lounge, dining room, kitchen, and stairs to the first floor, ensuring a seamless flow throughout the apartment.

Living & Dining Spaces: The lounge is a bright, double-aspect room offering an open outlook over the beautifully maintained gardens and surrounding area. Patio doors open onto an L-shaped balcony, perfect for enjoying the outdoors and relaxing in a peaceful setting. Adjacent to the lounge, the spacious dining room offers flexible accommodation, with the potential to be used as a third bedroom if desired. The kitchen breakfast room is well-equipped, featuring a range of base and wall units with integrated appliances, plus ample space for a table and chairs – an ideal spot for casual dining.

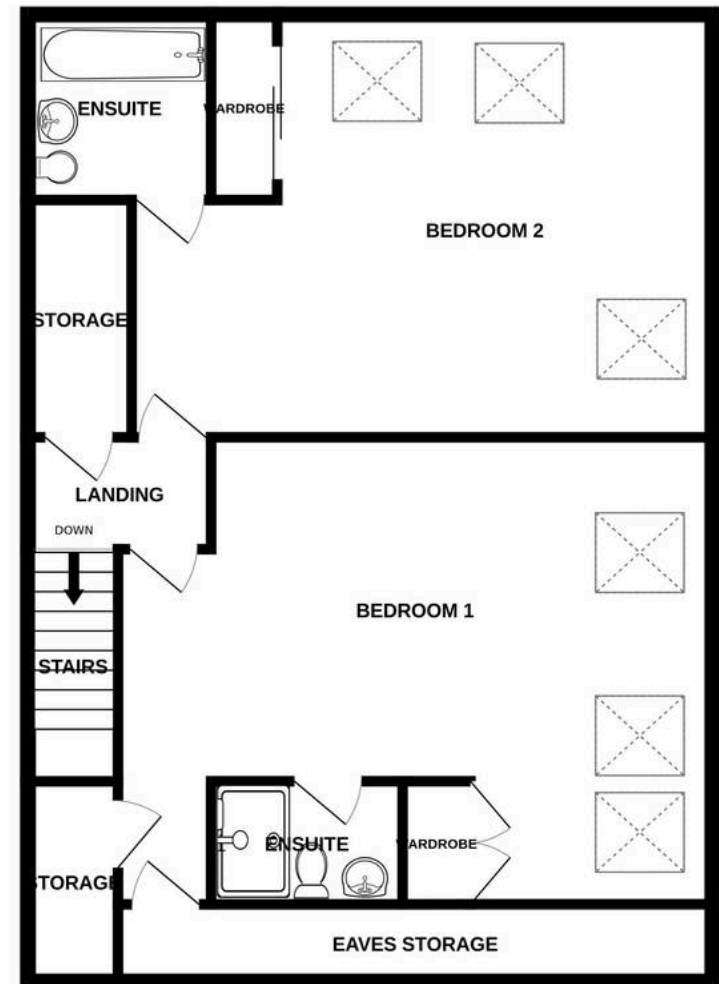
Top Floor Bedrooms & En-Suites: Ascending to the top floor, you'll find two generous double bedrooms, each benefiting from its own en-suite bathroom. Both rooms are situated within the eaves of the building, offering unique character with reduced head height to the sides. Velux windows allow plenty of natural light, with stunning views over the surrounding area. Although both en-suites are fully fitted, they would benefit from some updating, presenting an excellent opportunity for customisation.

Grounds & Parking: The grounds of Dorin Court are one of its standout features, with expansive lawns, towering redwoods, and a large terrace providing a peaceful and scenic environment. Residents and visitors enjoy the benefit of ample parking, as well as the added convenience of a garage. This property is offered with no onward chain, making for a smooth and timely purchase.

- Spacious split-level apartment offering 1600 sq.ft. of accommodation
 - Double-aspect lounge with balcony and far reaching views
 - Potential third bedroom or separate dining room
 - Two double bedrooms with en-suites (both requiring some updating)
 - Beautiful grounds of approximately 4 acres, lawn areas, and a terrace
 - Offered with no onward chain
- Surrounded by picturesque countryside and excellent local leisure facilities
This is an ideal opportunity to acquire a unique and spacious property in a desirable location, combining the benefits of peaceful surroundings with excellent transport links. Early viewing is highly recommended!



1ST FLOOR





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