



25 Dorin Court Landscape Road, Warlingham – CR6 9JT

In Excess of £360,000





25 Dorin Court Landscape Road

Warlingham

A beautifully presented two bedroom apartment with lift access and an open plan kitchen/living room, balcony and garage, set in beautifully kept communal grounds.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two Bedroom Apartment
- Open plan Kitchen/Living Room
- Balcony
- Ensuite and Family Bathroom
- Garage and residents parking
- Lift to all floors



Enjoy the best of both worlds with this elegant and beautifully presented two-bedroom apartment, set within the highly sought-after Dorin Court development. Tucked away along a private road and surrounded by approximately 4.5 acres of manicured communal grounds, this property offers a rare blend of peace, privacy and access to transport links.

Whether you're sipping a morning coffee or unwinding after a long day, the private balcony provides the perfect setting to enjoy woodland views and birdsong, creating a true sense of calm.

The Apartment

Step inside and you're welcomed into a light-filled open-plan living space, thoughtfully designed to provide both comfort and style. The lounge/dining area flows seamlessly into the modern fitted kitchen, complete with integrated appliances, sleek units, and a sociable layout — ideal for entertaining or everyday living.

Sliding doors open onto the private balcony, offering leafy views over the grounds — the perfect spot to enjoy a quiet breakfast or evening drink.

There are two well-proportioned bedrooms, including a generous principal bedroom with a stylish ensuite shower room, presented in fresh, contemporary tones. The second bedroom offers flexibility for guests, working from home, or as a peaceful retreat.

The main bathroom is sleek and sophisticated, featuring modern tiling and high-quality fixtures, reminiscent of a boutique hotel or luxury spa.

Additional Features

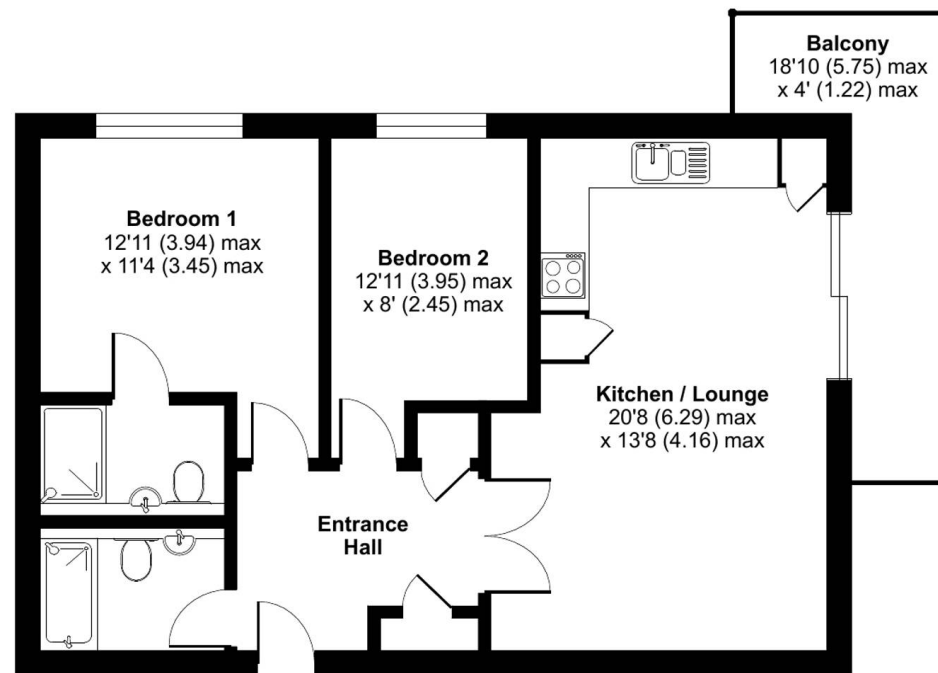
- Third-floor position with lift access
- Garage
- On-site EV charging points
- Tranquil communal gardens extending to approx. 4.5 acres
- Prestigious and well-maintained development
- Excellent commuter links to London and the M25



Landscape Road, Warlingham, CR6

Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



SECOND FLOOR



Park & Bailey Warlingham

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