



## Chalkpit Lane

Dorking

**OIEO £340,000**

### Property Features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- DIRECT ACCESS TO COMMUNAL GARDENS
- AMPLE STORAGE THROUGHOUT
- ONE ALLOCATED PARKING SPACE & RESIDENTS EV CHARGING POINTS
- CONTEMPORARY BATHROOM
- SHORT WALK TO DORKING HIGH STREET
- CLOSE TO MAINLINE TRAIN STATIONS



# Full Description

A stylish and spacious two-bedroom ground floor apartment, ideally located within walking distance of Dorking's bustling High Street, mainline train stations and scenic countryside walks. With allocated parking, a private entrance and contemporary open-plan living, this superbly presented home offers an ideal opportunity for first-time buyers, downsizers, or those seeking a turnkey property with all amenities close at hand.

Accessed via its own private entrance, this well-appointed apartment opens into a welcoming entrance hallway, enhanced by two floor to ceiling, built-in storage cupboards, ideal for a clutter-free welcome. At the heart of the home lies an impressive open-plan kitchen, dining and living area, extending to approximately 18ft in length. This bright and versatile room enjoys dual aspect windows, flooding the space with natural light and creating a relaxed and sociable environment. A door from the living area leads directly out to a communal garden space, providing a pleasant spot for a small table and chairs. The kitchen is sleek and modern in design, fitted with a range of stylish units and integrated appliances, including a fridge/freezer, dishwasher and washing machine. Thoughtful layout ensures efficient use of space, while clean lines and neutral tones contribute to the contemporary feel. The principal bedroom is set apart from the main living space, offering a peaceful space and features floor-to-ceiling fitted wardrobes and still provides plenty of room for additional furniture. This bedroom also benefits from a modern en-suite shower room, complete with a white suite, heated towel rail and tasteful tiling. Bedroom two is another generously sized room, perfect as a guest bedroom, child's room, or home office, catering to a variety of life style needs. The accommodation is completed by a stylish main bathroom, finished to a high standard with a three-piece suite including a bath with overhead shower, contemporary vanity unit with under-sink storage, and a heated towel rail.

## Outside

The property enjoys access to well-maintained communal gardens, ideal for enjoying the outdoors without the upkeep. To the front, the property benefits from allocated off-street parking, with residents EV charging points as well as a secure communal bike store.

## Leasehold

The property is a leasehold with 120 years remaining on the lease, with a service charge of £300 per annum including ground rent. 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

Set in a highly convenient position, this apartment is just a short walk from Dorking's vibrant town centre, with its wide array of independent shops, cafés, restaurants, and leisure facilities. Dorking Main and Deepdene stations are both within easy reach, offering direct rail links to London, Gatwick, and surrounding towns. For lovers of the outdoors, stunning countryside trails across Box Hill, Denbies Wine Estate, and the Surrey Hills Area of Outstanding Natural Beauty are practically on the doorstep.

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

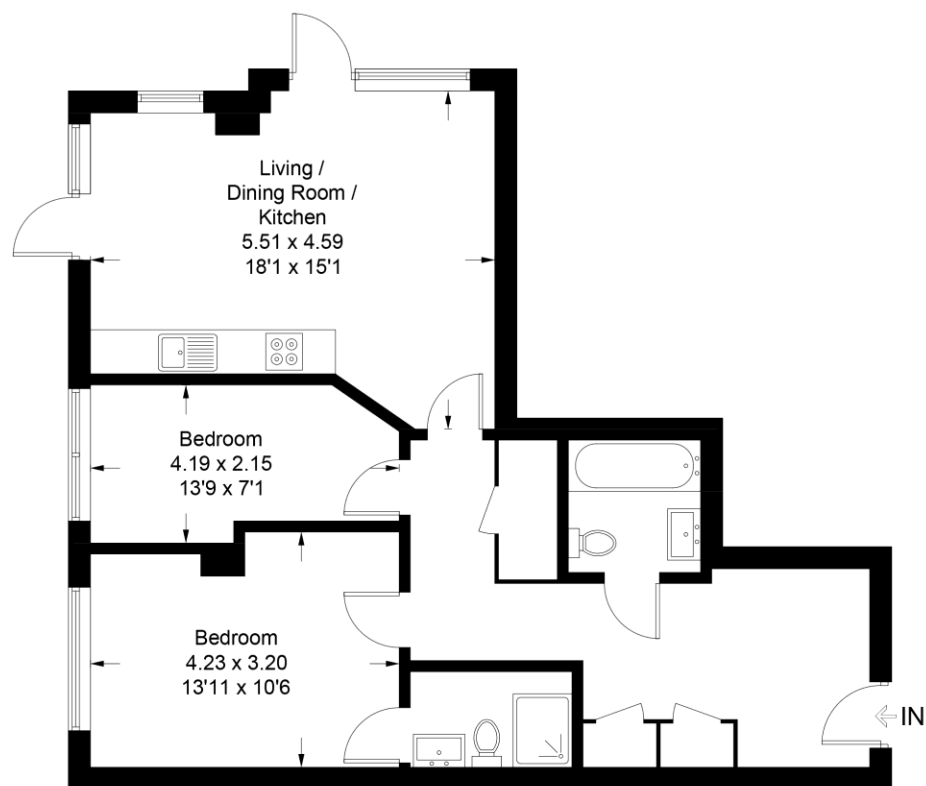
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





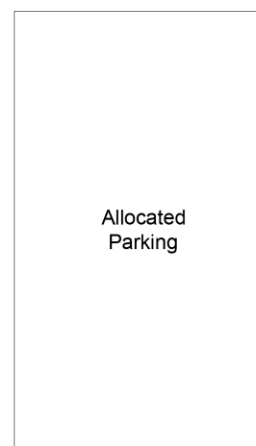
## Box Hill Apartments, RH4

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft  
(Excluding Allocated Parking)



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219007)



(Not Shown In Actual  
Location / Orientation)

### COUNCIL TAX BAND

C

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

### CONTACT

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

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