



Rose Hill, Dorking

- NO ONWARD CHAIN
- EXCLUSIVE OVER 55'S DEVELOPMENT
- GROUND FLOOR APARTMENT
- 17FT RECEPTION ROOM WITH DOORS TO PATIO
- BRIGHT AND SPACIOUS ACCOMMODATION
- WALKING DISTANCE TO DORKING'S TRAIN STATIONS
- CLOSE TO EVERYTHING DORKING OFFERS

Guide Price £325,000

EPC Rating '62'

- COMMUNAL GARDEN
- MODERN KITCHEN & BATHROOM



NO ONWARD CHAIN A bright and spacious two-bedroom ground floor retirement apartment, exclusively for the over-55s, with direct access to a private patio garden. Situated within the highly regarded Holly House, an attractive Grade II listed Victorian building, the property enjoys a convenient location within easy reach of Dorking High Street. Holly House offers a peaceful and welcoming retirement community, providing a secure environment for those looking to downsize whilst remaining close to the town's excellent amenities.

The accommodation comprises a secure telephone entry system leading to a communal entrance hall, with a private front door opening into a welcoming entrance hall providing access to all rooms. The impressive 17ft double-aspect sitting room is filled with natural light and features French doors opening directly onto the private patio. There is a modern fitted kitchen, a bathroom fitted with a contemporary white suite, a generous principal bedroom with fitted wardrobes and a well-proportioned second bedroom, ideal for guests or as a study. Further benefits include gas-fired central heating and the delightful patio, providing an ideal space to relax and enjoy the attractive surroundings.

Outside

Residents benefit from pedestrian access to the building from both the front and rear, together with residents' parking accessed via a private driveway. A particular feature of Holly House is its beautifully maintained communal gardens, which adjoin Rose Hill Paddock, creating an attractive and tranquil setting.

Leasehold

The property has 994 years remaining on the lease. There is a service charge of £4094 per annum. This covers aspects of maintenance, including the communal gardens, private road upkeep, exterior redecorating, window cleaning and building insurance. Full information is available upon request. PLEASE NOTE: Pets are permitted but only with written permission from the freeholder.

Council Tax & Utilities

This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The internet is a FTTC connection.

Location

Rose Hill is situated within the heart of Dorking town centre just tucked off the main high street which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 55 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction offer direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

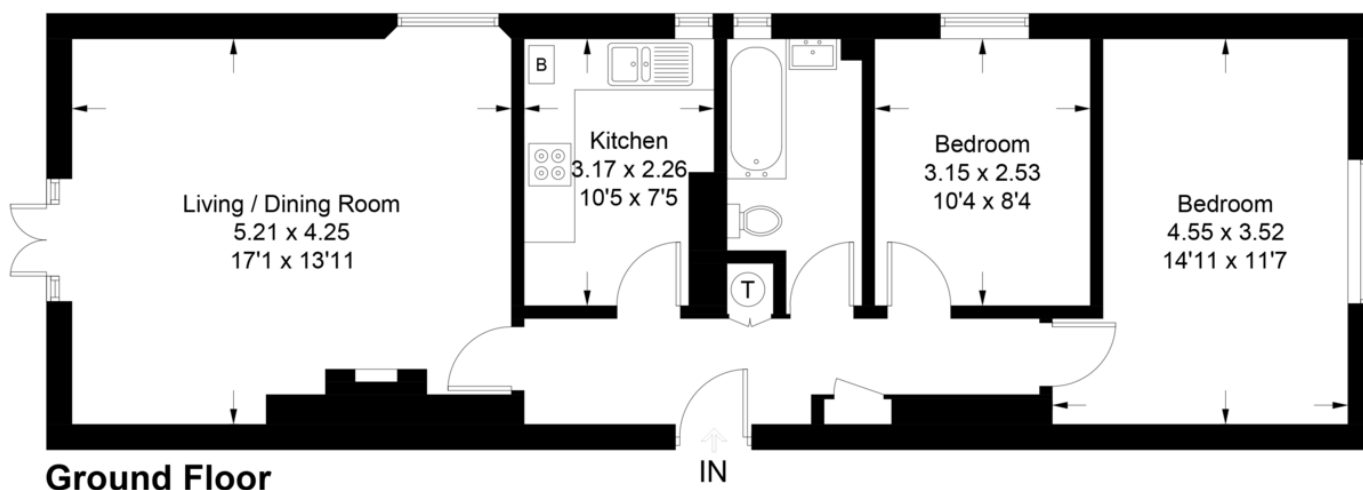
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Rose Hill RH4

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft



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. (ID1322571)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

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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