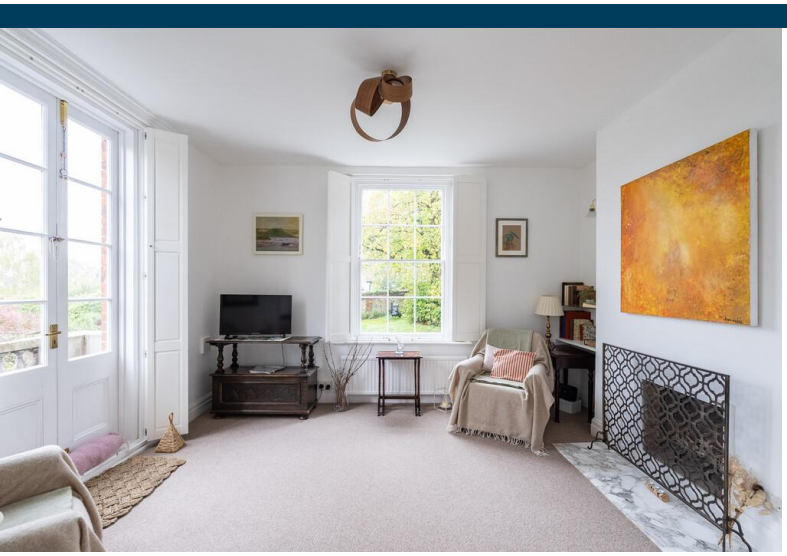
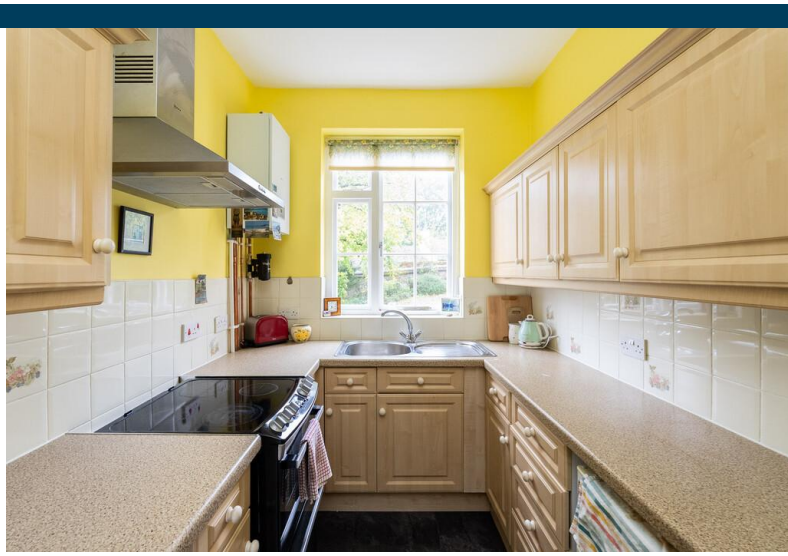


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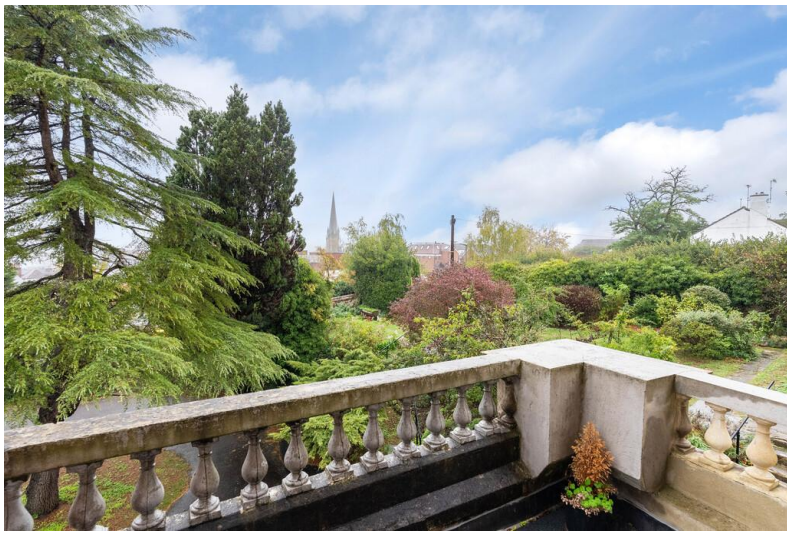
Holly House, Rose Hill, Dorking

Guide Price £245,000

EPC Rating '73'

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- EXCLUSIVE OVER 55'S DEVELOPMENT
- LIVING ROOM WITH PRIVATE TERRACE
- OFF ROAD PARKING
- MATURE GARDENS & ELEVATED VIEWS
- WALKING DISTANCE TO DORKING'S TRAIN STATIONS
- CLOSE TO EVERYTHING DORKING OFFERS
- WELL PRESENTED THROUGHOUT





NO ONWARD CHAIN Set within the attractive and elevated surroundings of Holly House, this characterful one double-bedroom first-floor retirement apartment offers generous living space and a private terrace with a wonderfully leafy outlook, all within easy reach of Dorking town centre. Exclusively for the over-55s, the apartment forms part of an attractive Grade II listed Victorian building.

The property begins in a hallway with storage for coats and shoes and into the heart of the home is the impressive 14ft living and dining room, a bright and inviting space with tall windows, a feature fireplace and French doors opening directly onto the private terrace which enjoys stunning elevated views of the surrounding countryside. Off the living/ dining room a separate study offers an excellent second reception room creating a flexible layout with plenty of room to relax or entertain. The separate kitchen is fitted with a range of cupboards and ample worktop space, with a window bringing in natural light. The bedroom sits at the opposite end of the apartment, separating the living and sleeping areas and offers pretty views out and built-in storage.

With approximately 610 sq ft of accommodation and the shops, cafés and amenities of Dorking High Street within easy reach, this appealing apartment offers a convenient setting in which to enjoy retirement.

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 benefits from a lease with approximately 87 years remaining. The current service charge is £3,600 per annum and the ground rent is £100 per annum. The service charge covers various aspects of maintenance and management, including the communal gardens, upkeep of the private road, exterior redecoration, window cleaning, and buildings insurance. Further information is available upon request. **Please note:** Pets are permitted, subject to obtaining written consent from the freeholder. There is potential to purchase a share of the freehold. A repayment sum of up to 5% may be payable to the freeholder upon any future sale of the property.

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 norther outskirts of Dorking.

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.









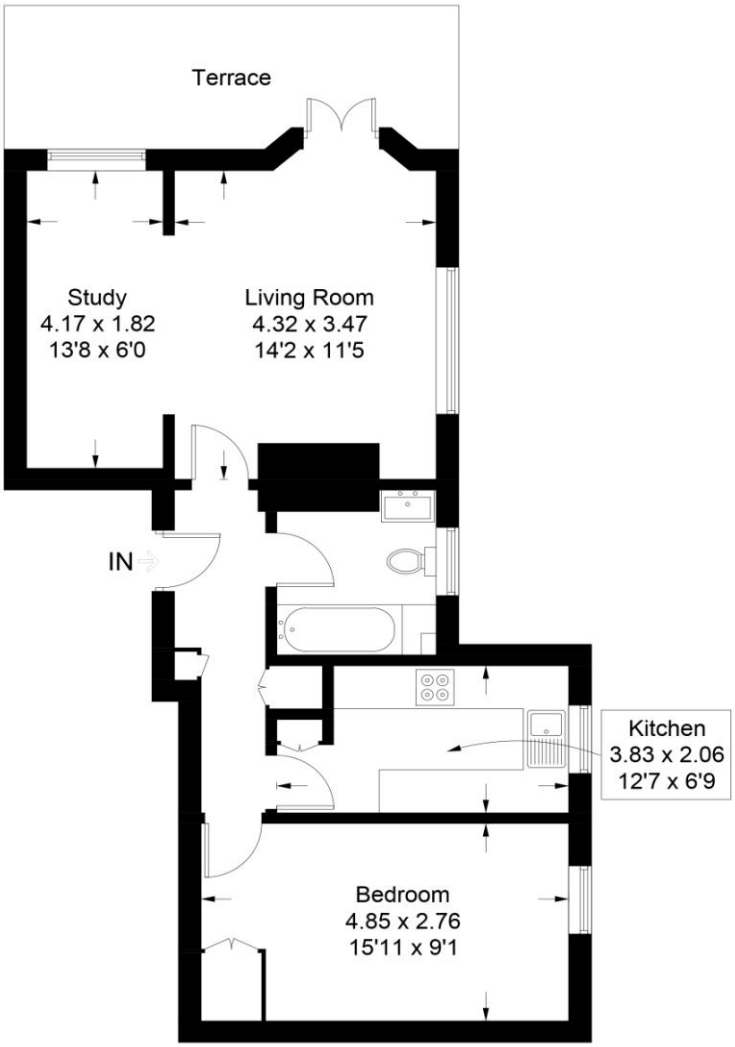






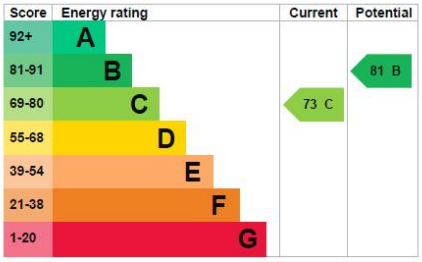
Holly House, RH4

Approximate Gross Internal Area = 56.7 sq m / 610 sq ft



First Floor

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. (ID1345186)



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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sales@seymours-dorking.co.uk
01306 776674

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