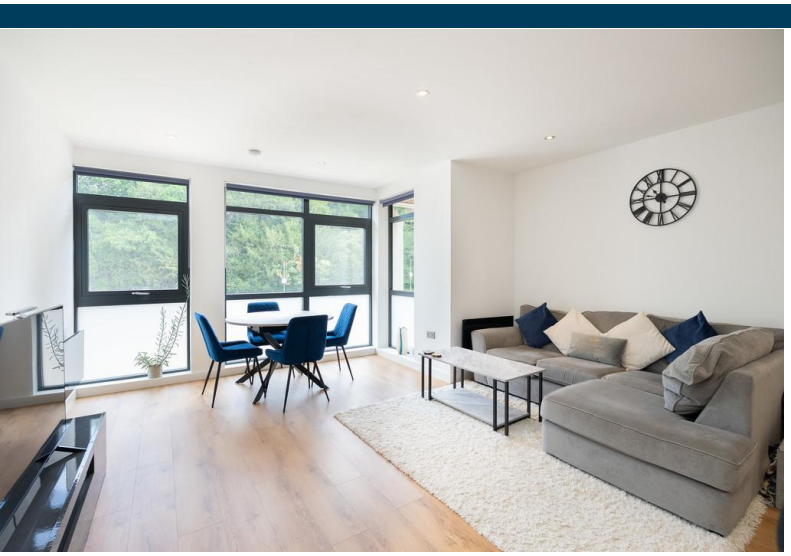
Seymours



Deepdene Avenue, Dorking

Guide Price £350,000

EPC Rating '69'

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- CONTEMPORARY FINISH
- ALLOCATED PARKING FOR TWO CARS & VISITORS PARKING
- STUNNING COMMUNAL GROUNDS
- WALKING DISTANCE FROM TOWN CENTRE & MAINLINE TRAIN STATIONS
- 826 SQ FT
- ELECTRIC VEHICLE CHARGING POINTS
- STYLISH BATHROOM

A beautifully presented, two double bedroom, ground floor apartment with allocated parking for two vehicles, set within the sought-after Hopewood Park development. Surrounded by acres of parkland and immaculately maintained gardens, the property enjoys a peaceful setting while being just a short walk from Dorking's vibrant High Street and mainline/train stations. Finished to a high standard throughout, the apartment offers stylish, contemporary interiors and well-proportioned living space, ideal for modern living.

The property begins in a spacious open-plan kitchen/living/dining room, an impressive, multifunctional space designed for both comfort and practicality. The sleek, high-gloss kitchen is fitted with a range of integrated appliances, including a fridge/freezer and dishwasher, along with generous worktop space and a central island for casual dining and meal preparation. The living and dining areas are bright and inviting, enhanced by a large window wall that floods the space with natural light and wood flooring that flows seamlessly throughout. Both bedrooms are generously sized doubles, each offering space for wardrobes and additional furniture. A beautifully appointed, fully tiled bathroom serves both rooms, featuring a modern three-piece suite with a bath and overhead shower, media unit and elegant fittings. A separate W/C with sink finishes off the apartment.

Outside

There are extensive communal grounds for all residents of Hopewood Park to use. The apartment comes with allocated parking for two cars, along with several visitor, disabled and EV charging points which are available for use.

Leasehold

The property is leasehold with 144 years remaining on the lease. The current annual service charge is £1750. There is no ground rent payable.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage and electricity. The broadband is a cable connection.

Location

Hopewood Park is perfectly situated in the desirable market town of Dorking, you will discover the nearest rail connection and the bustling high street are only an easy 10-minute walk. When enjoying days out along the historic streets of the town, you can catch sight of the wooded hills and open downland, which are always a welcome reminder of the beauty that surrounds you. The High Street itself is full of diverse craft shops, boutiques, art galleries, vintage shops and antique centres not to mention the excellent selection of cafés, restaurants and pubs to enjoy a welcome respite. Nearby Denbies Wine Estate is the largest award-winning vineyard in England and is situated on the northern outskirts of Dorking. It overlooks Box Hill, one of the first Country Parks in England. Denbies is open to the public and hosts indoor and outdoor vineyard tours daily with a chateau style winery, giftshop, art gallery and two restaurants.

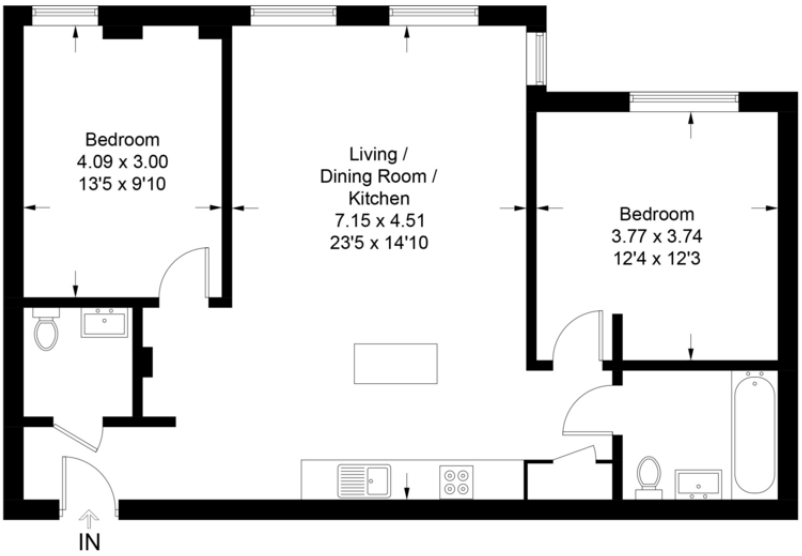
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

Hattie

Deepdene House, RH4

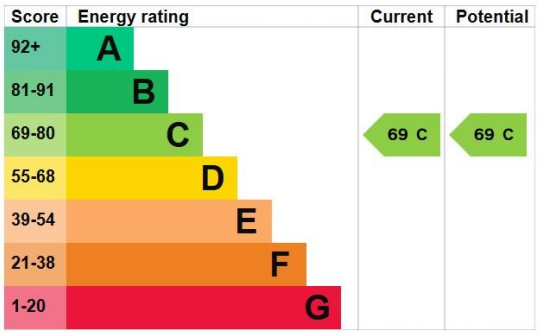
Approximate Gross Internal Area = 76.7 sq m / 826 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

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. (ID1227106)



COUNCIL TAX BAND
Tax Band E

TENURE
Leasehold

LOCAL AUTHORITY
Mole Valley District Council

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements