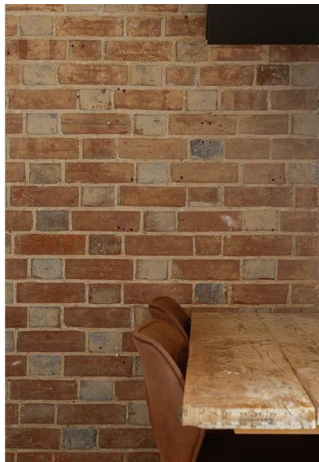




Flint Hill, Dorking  
£260,000





“

This exceptional apartment presents an outstanding opportunity for first-time buyers seeking a stylish and sophisticated home. Boasting generously proportioned living spaces and finished to an impeccable standard throughout, the property is ready to move straight into.

”



This beautifully presented top-floor apartment offers over 600 sq. ft. of stylish and well-proportioned accommodation, complete with its own private entrance.

The bright and inviting living room is full of character, centred around a striking exposed brick fireplace that creates an impressive focal point. A recently fitted contemporary kitchen and a beautifully updated modern bathroom have been thoughtfully finished, allowing the property to be enjoyed from day one.

There are two generous double bedrooms, both offering excellent proportions and flexibility, whether for family life, guest accommodation or those working from home.

A particular highlight is the substantial loft space, providing exceptional storage and offering scope for a variety of uses, subject to the necessary consents. The property also benefits from a newly fitted roof, providing valuable peace of mind for the next owner.

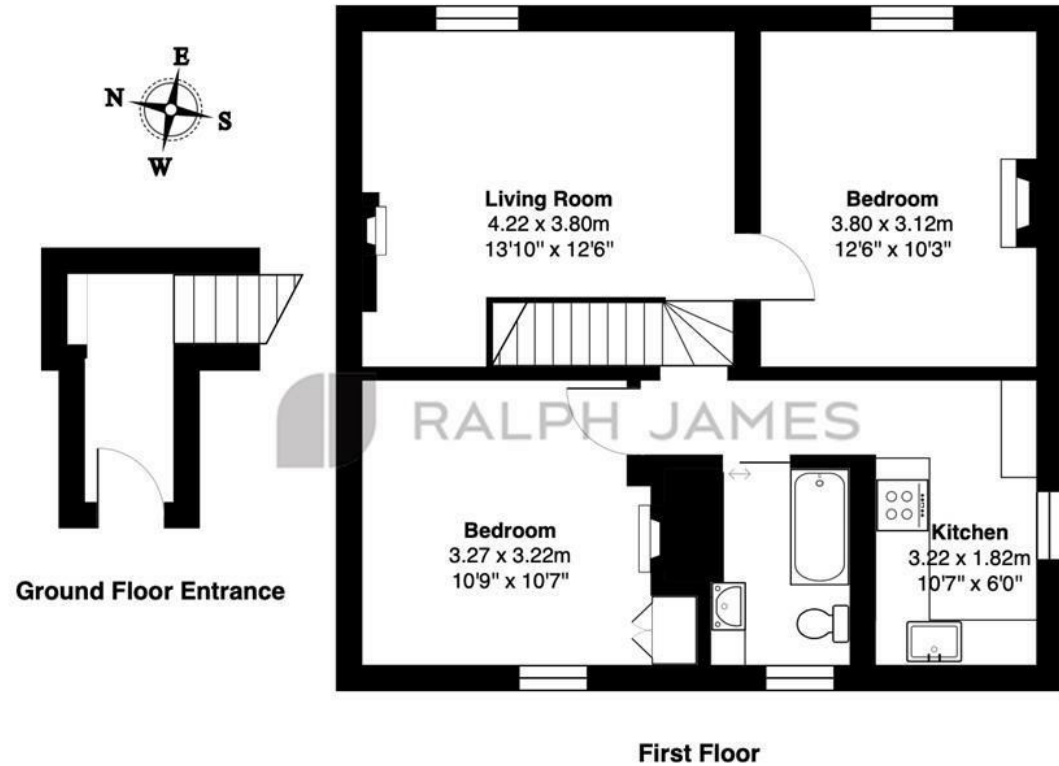
Dorking offers a comprehensive range of shopping, leisure, recreational and educational amenities. Dorking Main, Deepdene and Dorking West railway stations are all within easy reach, providing direct services to London in approximately 55 minutes, as well as connections to Gatwick Airport. The M25 is easily accessed via the A24 (Junction 9, Leatherhead) or the A25 (Junction 8, Reigate), offering convenient links to both Gatwick and Heathrow airports.

The town is home to a flagship Waitrose, an excellent leisure centre and Dorking Halls, which hosts a varied programme of cultural events throughout the year. Families are well served by a choice of highly regarded schools, including The Ashcombe and The Priory secondary schools, together with St Paul's and St Martin's primary schools.

Surrounded by some of Surrey's most picturesque countryside, Dorking is renowned for beauty spots including The Nower, Ranmore Common and Box Hill, making it an ideal location for walkers, cyclists and outdoor enthusiasts. It is also home to Denbies Wine Estate, England's largest Vineyard.

## Need to know

- BEAUTIFUL CONVERSION APARTMENT
- OVER 600 SQFT OF ACCOMODATION
- TWO DOUBLE BEDROOMS
- FEATURE FIREPLACE WITH EXPOSED BRICK SURROUND
- NEWLY FITTED KITCHEN
- UPGRADED BATHROOM SUITE
- LONG LEASE AND LOW GROUND RENT
- VAST LOFT SPACE FOR AMPLE STORAGE
- NO ONWARD CHAIN
- NEWLY FITTED ROOF



Flint Hill, Dorking

Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

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 RALPH JAMES

## Interested?

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