



West Street, Dorking

- FIRST FLOOR ONE BEDROOM APARTMENT
- LIVING ROOM WITH CHARMING BRICK FIREPLACE
- CHARACTERFUL FEATURES
- LOCATED ON HISTORIC WEST STREET

- ALLOCATED PARKING
- STYLISH CONTEMPORARY BATHROOM
- SHORT WALK TO THE MAINLINE TRAIN STATIONS
- COMMUNAL BIKE STORE

Guide Price £265,000

EPC Rating 'TBC'

- GENEROUS DOUBLE BEDROOM
- CLOSE TO MILES OF OPEN COUNTRYSIDE



A beautifully presented first-floor conversion apartment, set within a characterful 16th-century building in the heart of Dorking town centre. Ideally positioned on historic West Street, renowned for its antique shops and independent businesses, the property combines an abundance of period charm with stylish contemporary touches. The surprisingly spacious accommodation further benefits from allocated parking, all within a short walk of Dorking's train stations, shops, cafés, restaurants and leisure facilities.

The accommodation is approached via a communal courtyard and begins with a characterful entrance hall, where exposed timber beams and parquet-style flooring immediately hint at the personality found throughout the property. The living room is a particularly inviting space, featuring exposed wooden floorboards, a large sash window and an impressive brick fireplace with substantial timber beam above. There is ample room for both seating and additional furniture, making this a comfortable and welcoming room in which to relax. The kitchen/dining room continues the character of the property with parquet-style flooring and exposed timbers, alongside a practical range of fitted units, wooden worktops and open shelving. There is plenty of room for a dining table, creating a sociable space for both everyday use and entertaining.

The generous main bedroom is beautifully presented in a rich green colour scheme and benefits from two sash windows which provide plenty of natural light. There is excellent space for a large bed together with freestanding wardrobes and additional bedroom furniture. The bathroom has been stylishly updated and is a real feature of the apartment, with striking blue herringbone tiling, panelled walls, a bath with glazed shower screen and contemporary fittings.

Outside, the property benefits from allocated parking for one car located at the rear of the property. There is also a communal bike store located at the rear of the property.

Leasehold

The property is leasehold with 146 years remaining on the lease. There is an annual service charge of £833 and ground rent of £100. The property is connected to mains sewage, electricity and drainage.

West Street is one of Dorking's most distinctive and historic streets, particularly known for its antique shops and individual character. The High Street is moments away, providing an excellent selection of shops, cafés, bars and restaurants, while Dorking's train stations and leisure facilities are also within easy walking distance. The surrounding Surrey Hills provide an abundance of countryside walks and outdoor pursuits close to the town.

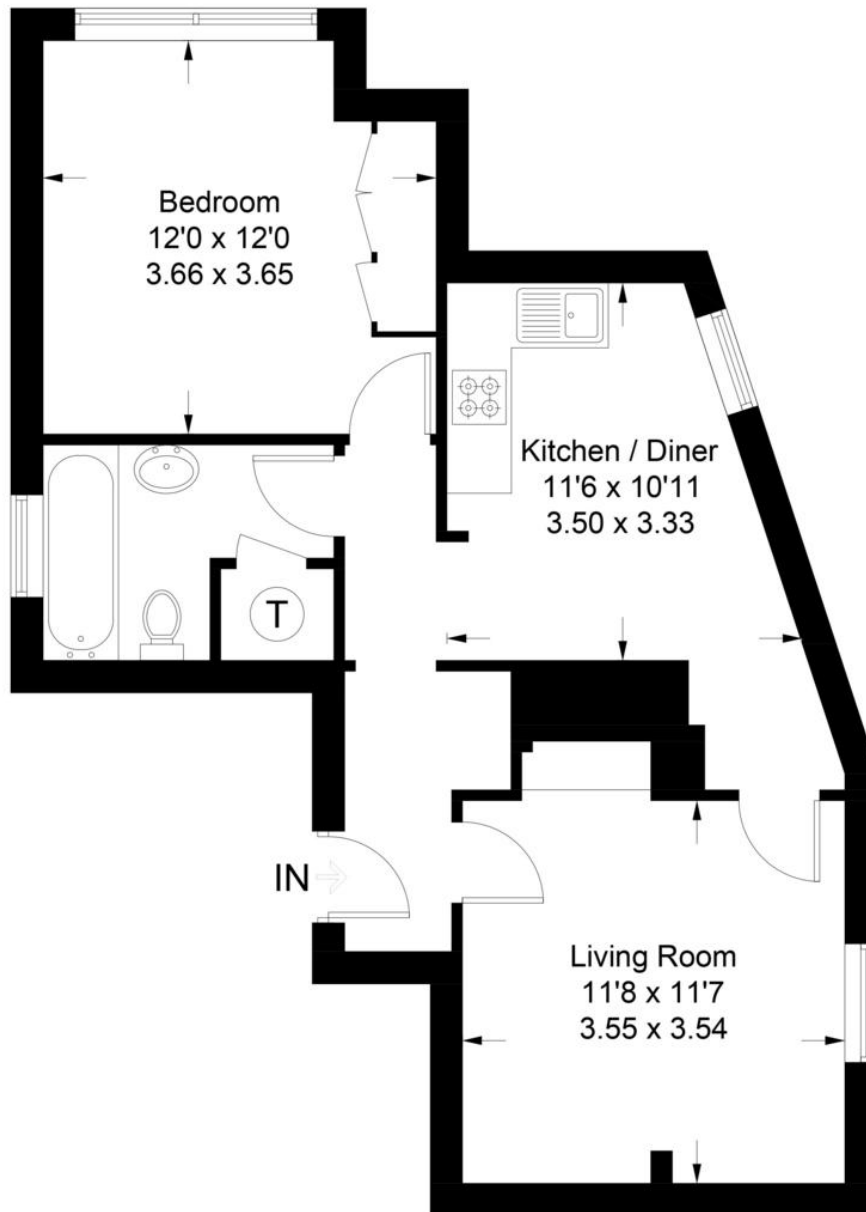
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



West Street, RH4

Approximate Gross Internal Area = 50.4 sq m / 542 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. (ID1334561)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	49 E
21-38	F		
1-20	G		

CONTACT

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COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



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