



Downs View, Pixham

Guide Price £175,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- 746 SQ FT
- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- POTENTIAL TO MODERNISE THROUGHOUT
- 15 FT LIVING ROOM WITH LARGE BAY WINDOW
- WALKING DISTANCE TO TRAIN STATIONS & HIGH STREET
- SINGLE GARAGE IN BLOCK
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



CASH BUYERS - LOW LEASE - NO ONWARD CHAIN A well-presented, first-floor maisonette featuring two double bedrooms as well as a private garden and single garage. Ideally positioned within walking distance of Dorking's train stations and surrounded by expansive and beautiful countryside.

A private set of stairs lead up to the first-floor maisonette and onto the hallway that connects to all rooms. The generously sized 15'7ft x 14'8ft living room offers a cosy space and retains original features such as curved bay windows and feature fireplace which offers ample space for comfortable seating. To the rear of the property there is a kitchen which overlooks the garden and offers the new owner a blank canvas to create a functional and contemporary kitchen. There are two double bedrooms off the hallway, both with plenty of space for additional furniture, both serviced by a bathroom which is fitted with a white suite including a bath.

Outside

At the front is a pathway leading to the front entrance door. The rear garden can be accessed round the side, offering a low maintenance area of lawn, fully fence enclosed for a sense of privacy. The property also benefits from a single garage located in a block behind the property.

On street parking is available to those with a resident permit (Zone M2), pricing and details of which can be found on Mole Valley's website.

Utilities & Services

The property is connected to mains gas, water and drainage. ADSL broadband is available, although we advise that you check download and upload speeds independently.

PLEASE NOTE - Leasehold

The property is leasehold with 32 years remaining on the lease. There is no service charge payable. Ground rent is £5 paid annually and the property has buildings insurance. PLEASE NOTE: We have been advised that extending the lease would cost in the region of £100,000.

Location

Downs View is situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station is within proximity offering direct services into London Victoria and London Waterloo in approx. 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is renowned for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast. Denbies Wine Estate (England's largest vineyard) is also nearby with its popular restaurant, vineyard tours, gift shop and hotel.

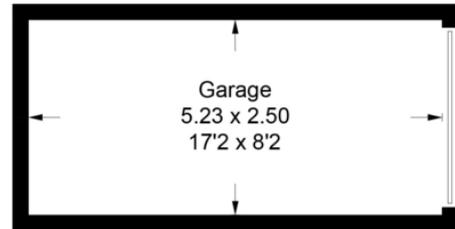
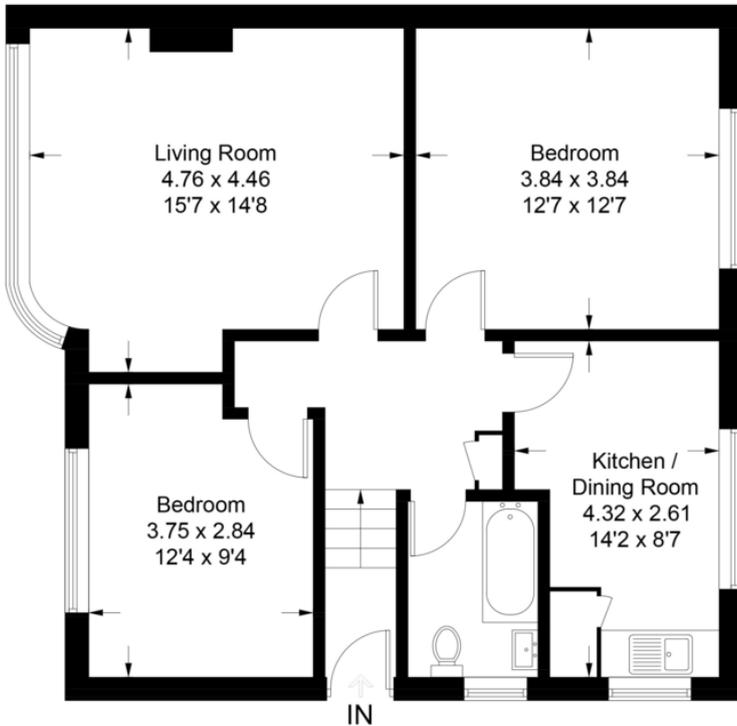
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Downs View, RH4

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 82.4 sq m / 887 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1279900)

EPC TBC

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

CONTACT

Cummins House, 62 South
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RH4 2HD

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