



Flat 2, 16 South Street, Dorking, Surrey, RH4 2HQ

Price Guide £240,000



- FIRST FLOOR APARTMENT
- LARGE DOUBLE BEDROOM
- MODERN FAMILY BATHROOM
- CLOSE TO MAINLINE STATIONS
- SPACIOUS LIVING AREA

- WELL PRESENTED
- OPEN KITCHEN/DINING/LIVING SPACE
- PRIME TOWN CENTRE LOCATION
- IDEAL FOR FIRST TIME BUYER
- NO ONWARD CHAIN

Description

This well-presented, first floor apartment is situated on South Street, just moments from Dorking's vibrant high street and within walking distance of Dorking's mainline rail stations. With a spacious kitchen/living space, one generous double bedroom, and a modern bathroom this flat is perfect for individuals or couples looking to enjoy the best of Dorking living.

This apartment is not only a comfortable living space, but also a practical choice, as it is being sold with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to live in the heart of a friendly and vibrant community.

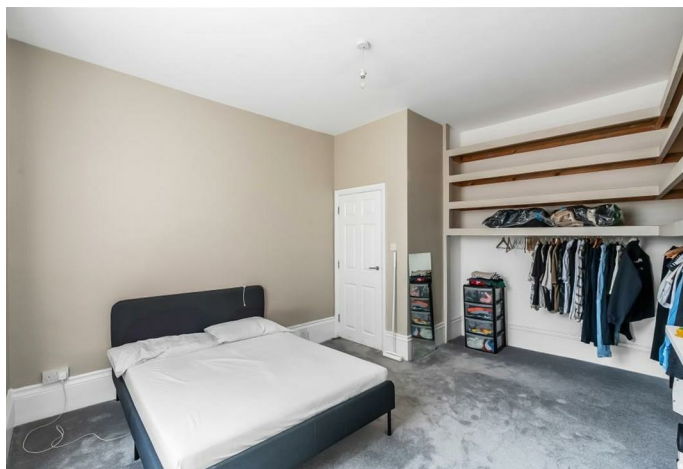
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|-------------------------|-----------------------|
| Tenure | Leasehold |
| EPC | C |
| Council Tax Band | B |
| Lease | 125 YEARS FROM 1/1/16 |
| Service Charge | £1500 PA |
| Ground Rent | £300 PA |

Situation

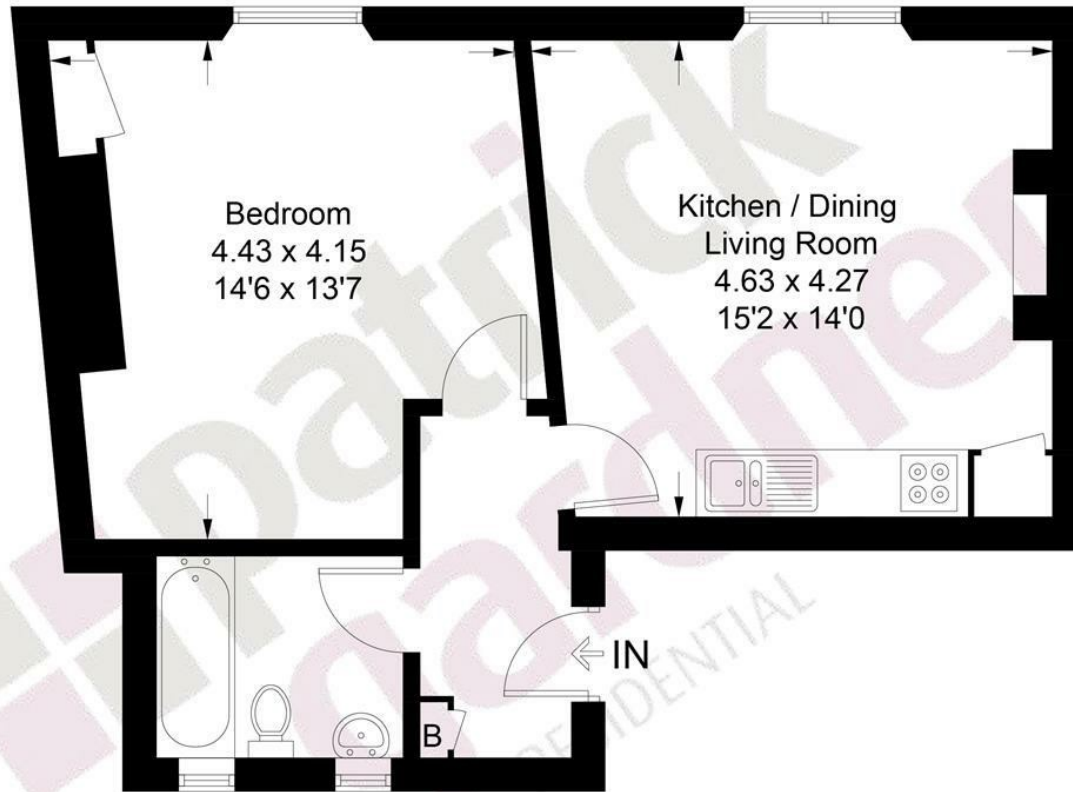
South Street is situated within easy reach of Dorking town centre with its comprehensive range of independent shops and national stores such as Waitrose, Marks & Spencer, Waterstones and Robert Dyas, along with various restaurants, coffee shops and popular gastro pubs. Dorking Halls includes a theatre, cinema and sports centre, conveniently located at the top of the High Street.

Dorking offers a highly regarded selection of schools at all levels and Dorking mainline station offers services to London Victoria and London Waterloo (50 minutes), whilst Dorking Deepdene and Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately five miles from the town.

To the north of Dorking is Denbies Wine Estate, the UK's largest vineyard, offering tours, restaurants, a brewery and some wonderful walks. In the immediate surrounding area is some of the county's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.



Approximate Gross Internal Area = 45.7 sq m / 492 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 decisions reliant upon them. (ID1295420)

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