64 Hill View, Dorking, Surrey, RH4 1SY

Price Guide £310,000

- TOP FLOOR (SECOND FLOOR) APARTMENT
- BALCONIES TO FRONT & REAR ELEVATION
- MASTER BEDROOM WITH EN SUITE
- FITTED KITCHEN UNITS
- STUNNING VIEWS
- TWO DOUBLE BEDROOMS
- SPACIOUS DOUBLE ASPECT LOUNGE
- FAMILY BATHROOM
- ALLOCATED CAR PARKING SPACE
- AREA OF OUTSTANDING NATURAL BEAUTY

Description

Possibly one of the most sought after two-bedroom top (second) floor apartment in this development, situated within a highly desirable location in Dorking, just moments from Dorking High Street and its excellent range of shops, cafés, and transport links.

The property has been thoughtfully designed providing flexible and spacious accommodation throughout. A generous double-aspect lounge provides a bright and welcoming living space, with set back access into the kitchen area, with granite worktop surfaces and several integrated appliances. The modern fitted kitchen could benefit from some updating, but offers ample storage.

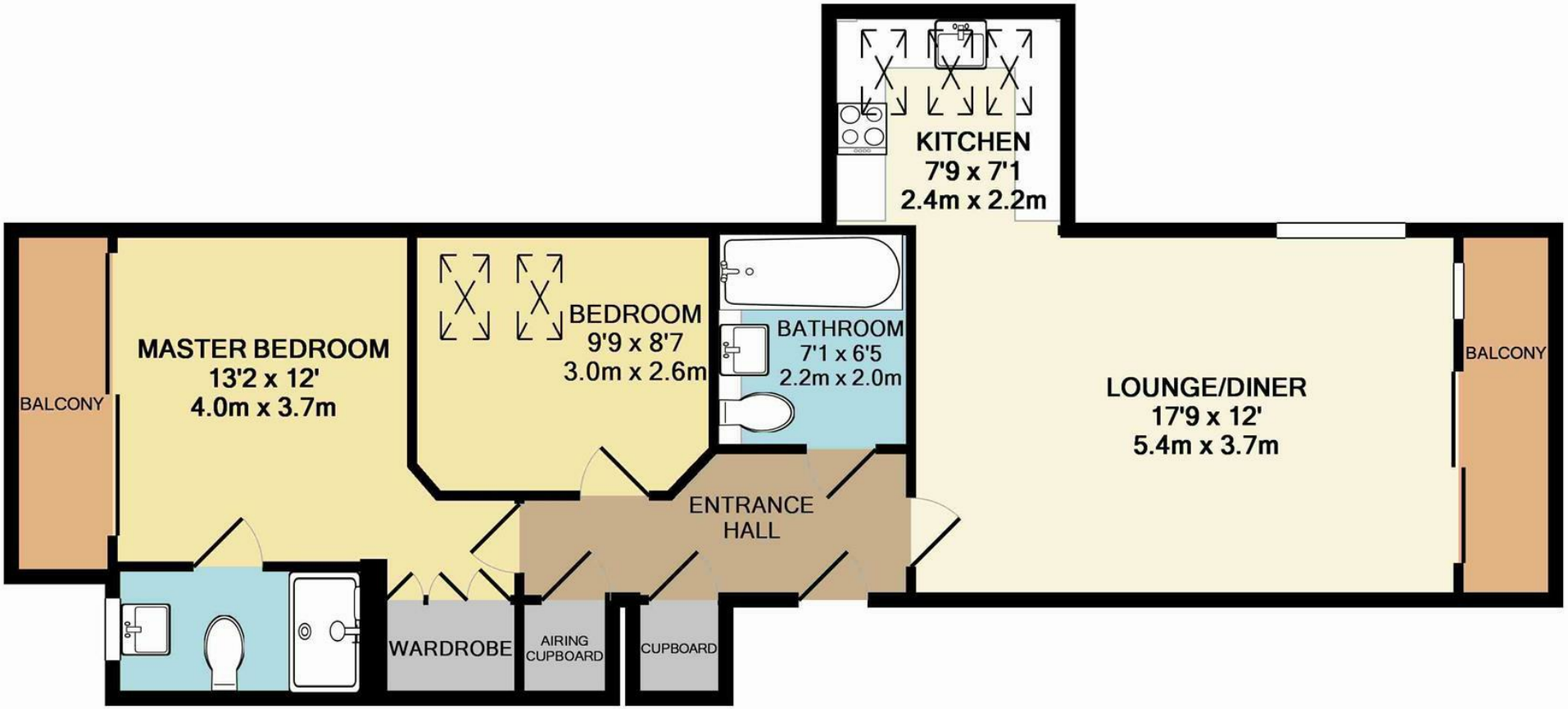
Both bedrooms are well-proportioned and accessed via the hallway, with the master bedroom benefiting from a fitted wardrobe, balcony to the rear of the property with views towards St. Martins Church and there is an en suite shower room to complement further. The modern family bathroom suite comprises a panelled baths, wash hand basin, and w.c.

Further benefits include an entry phone system, an allocated parking space, and additional visitor parking within the development. Residents also enjoy beautifully maintained communal gardens, featuring mature planting and a charming wisteria-clad pergola.
An excellent opportunity to acquire a rarely available apartment in a prime central Dorking location. Early viewing is highly recommended.

Situation

The property is set in a most convenient location just to the east of the town.
Dorking offers a wide range of facilities including 5 supermarkets, a well regarded selection of national and local shops, restaurants, schools, and doctor's surgeries. The Dorking Halls includes a cinema and adjacent sports centre.
Dorking boasts three trains stations, all within walking distance, with services to London, Horsham and the South coast, Redhill, Guildford and beyond.
The surrounding area offers some of the finest walking, riding, and cycling countryside with Boxhill, Ranmore, Leith Hill, Holm wood Common and Headley Heath all close to hand.
Communications are well served with easy access onto the A24, the M25 with junctions at 8 & 9, Reigate and Leatherhead.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	125 years from1st January 2006
Service Charge	£2,629.54 P.A. paid half yearly 2026/27
Ground Rent	£250. P.A. doubles every 25 years



TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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