



Falkland Road, Dorking

Guide Price £240,000

EPC Rating '64'

- TOWN CENTRE LOCATION
- BRAND NEW GAS BOILER INSTALLED IN JUNE 2022
- CLOSE TO THE NOWER
- WALKING DISTANCE TO MAINLINE STATIONS
- MASTER BEDROOM WITH EN SUITE
- CLOSE TO LOCAL POPULAR SCHOOLS
- SHARE OF FREEHOLD
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- DIRECT ACCESS TO COMMUNAL GARDEN



An exciting opportunity to purchase this charming middle floor apartment situated in a prominent period property in the heart of Dorking, within walking distance of everything the town has to offer including mainline train stations, High Street and miles of stunning open countryside.

This delightful conversion apartment offers all the character charm expected from a property of this era. Starting in the spacious front aspect living room, this is a bright and airy space thanks to a large bay window allowing plenty of natural light to flood in. The living room is also complimented by a feature fireplace. The galley style kitchen is a bright space and has been fitted with an array of floor and ceiling units, complemented by ample worktop space and room for the expected appliances. A door provides direct access to the communal garden. The Master bedroom benefits from views over the garden and an en-suite bathroom, fitted with a neutral modern suite. A brand new gas boiler has been installed in June 2022.

Outside

This wonderful property has use of the shared enclosed rear garden, the owners of the three apartments have created a beautiful, enclosed environment with an inviting array of plants, shrubs and well stocked flower beds. A large, shared shed is also available. Whilst there is not allocated parking with this property, there is plenty of on street parking outside the property. The property has also benefitted substantial roof repair work. Full information regarding this is available on request.

Share of Freehold

The property owns a third share of the freehold, with 953 years remaining on the lease. More information available upon request.

Location

Falkland Road is situated just moments away from 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 mainline and Deepdene railway stations are within proximity (0.9 miles), just a short 15-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11-minute walk away) and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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

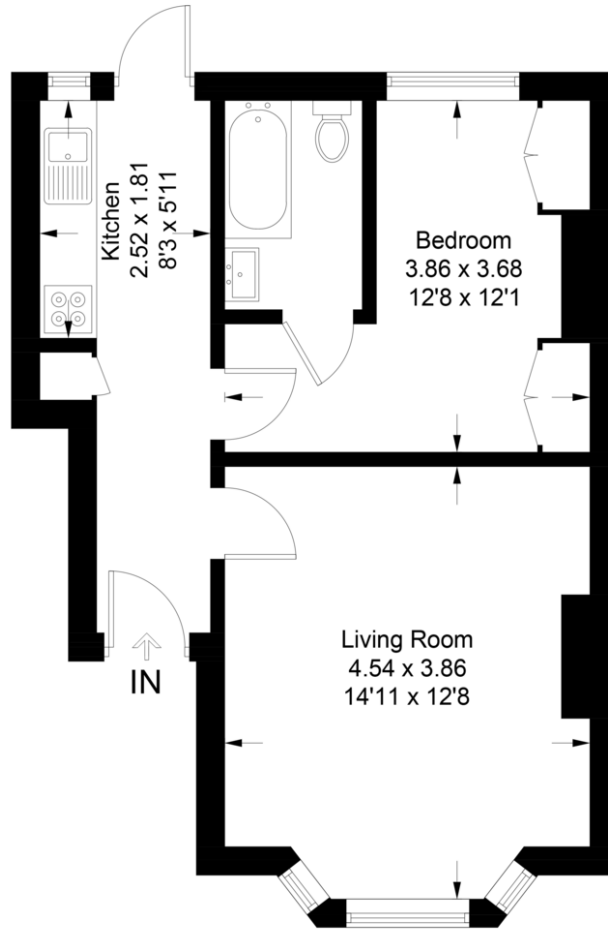
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Falkland Road, RH4

Approximate Gross Internal Area = 41.0 sq m / 441 sq ft



Middle 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. (ID876010)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band B

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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