



South Street, Dorking

OIEO £260,000

EPC Rating '47'

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- GREAT VIEWS
- CENTRE OF DORKING
- CLOSE TO ALL THE SHOPS
- MODERN KITCHEN & BATHROOM
- TOP FLOOR
- PERIOD FEATURES
- SHORT WALK TO DORKING TRAIN STATIONS
- 770 SQ FT



NO ONWARD CHAIN A characterful two double bedroom top floor apartment offering views across Ranmore and Box Hill, situated in the heart of Dorking High Street and within walking distance of the train stations, amenities, and beautiful open countryside.

A communal door leads into an internal hall with a flight of stairs providing access to the third floor. The front door opens into a spacious entrance hall which leads to all rooms and a storage cupboard. The open plan living/dining room is an impressive 17ft, perfect for entertaining and enjoying elevated views across Dorking. The kitchen has been fitted with a range of base and eye level units, complemented by ample worktop space and room for all the expected appliances.

The main bedroom is a generous 15'3ft x 13'9ft with a pleasant aspect and features built-in wardrobes. Bedroom two is another well sized double. A family bathroom fitted with a modern suite services both bedrooms and completes the internal accommodation.

Leasehold & Council Tax

The property is leasehold with 122 years left on the lease. The current service charge is £1,250 per year and is reviewed on an annual basis. The ground rent is £100 per year. Council Tax Band B. More information available upon request.

Location

South Street is situated in the heart 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 mainline and Deepdene railway stations are just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's 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 norther outskirts of Dorking.

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

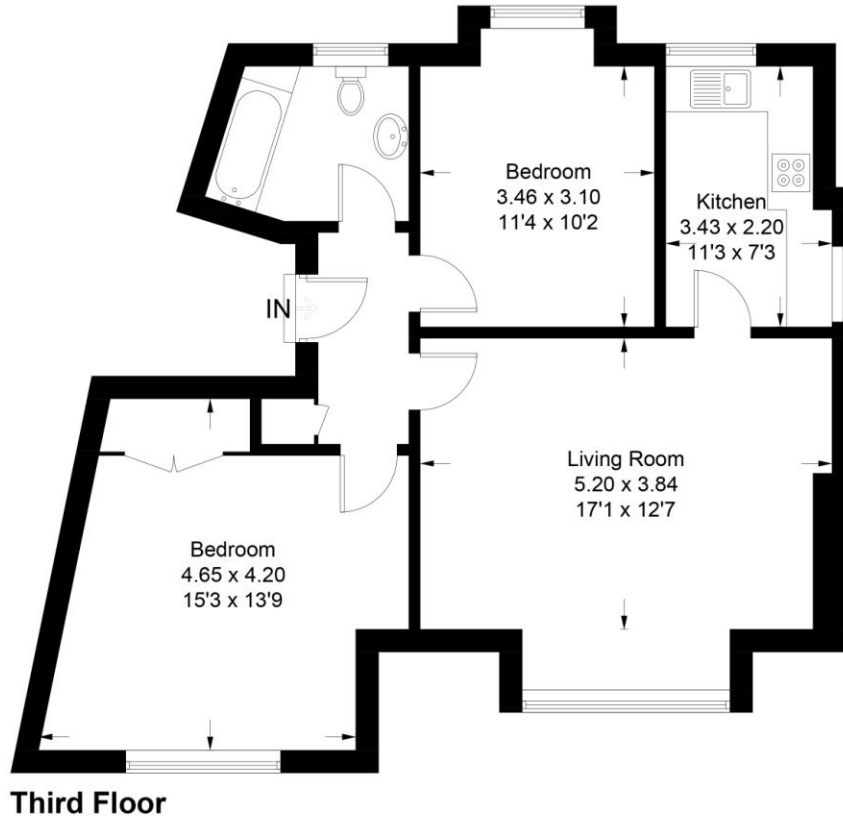
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



South Street, RH4

Approximate Gross Internal Area = 71.5 sq m / 770 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. (ID939786)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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sales@seymours-dorking.co.uk
 01306 776674



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