

Hill View, Dorking

- TWO DOUBLE BEDROOMS
- MODERN APARTMENT
- PARKING AND SECURE GARAGE
- IMPRESSIVE OPEN PLAN LIVING/DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM
- ENSUITE SHOWER ROOM
- PRIVATE BALCONY

Guide Price £390,000

EPC Rating '79'

- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP
- WITHIN CLOSE PROXIMITY TO TOWN CENTRE AND TRAIN STATIONS



This modern two double bedroom apartment is situated conveniently close to Dorking town centre and mainline train stations, making it the ideal location for those who need easy access to public transport and local amenities. The property comes with the added benefit of allocated parking and a secure garage.

Inside, the apartment has been recently updated with hardwearing Karndean flooring throughout which not only adds a touch of contemporary elegance but also provides durability and practicality for everyday use. The generous 24'7ft x 13'7ft living/dining room offers a double aspect and access to a balcony with views towards Denbies. The kitchen has been fitted with a modern range of base and eye level units complemented by ample worktop space and a selection of integrated appliances such as washing machine, dishwasher and fridge/freezer. The master bedroom is an impressive 15'8ft x 12'1ft and benefits from a well-appointed ensuite shower room and fitted wardrobes. The second bedroom is another well sized double, making it ideal for a small family or those who require a guest room or home office. Servicing the second bedroom is a neutral family bathroom with shower over bath, sink and toilet. The apartment's boiler was also replaced in 2016, ensuring that the heating and hot water systems are up to date and efficient. Overall, this apartment offers a comfortable and convenient lifestyle in a sought-after location, perfect for those who want to live in the heart of the town.

Parking

The apartment features an allocated parking space and a secure garage with light and power, providing extra storage space or an additional parking space and for those with an electric vehicle, a charging point could be installed. In addition, there is visitor parking available.

Leasehold

The property is leasehold with a 108 years remaining (125 from 1st Jan 2006). There is a service charge of £176.00 per month and the ground rent is £250.00 per annum. More information is available upon request.

Location

Hill View is situated in the centre 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 within proximity just a short 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 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 northern outskirts of Dorking.

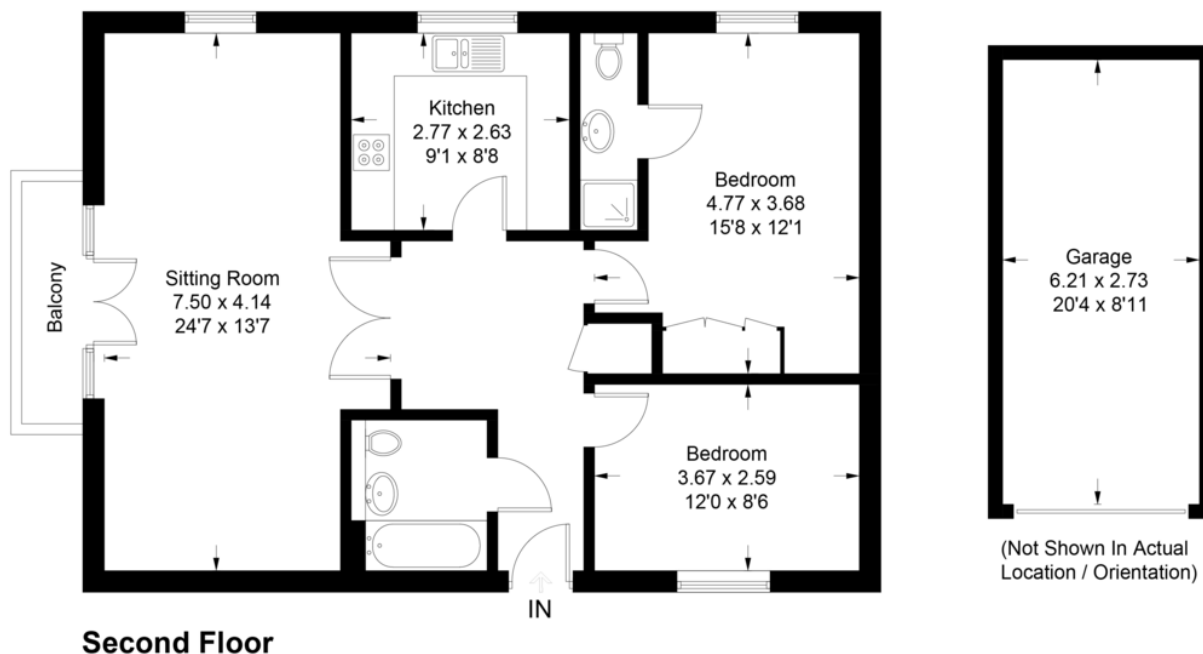
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Approximate Gross Internal Area = 79.7 sq m / 858 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 96.7 sq m / 1041 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 decisions reliant upon them. (ID858977)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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