



Breakspear Gardens, Beare Green

Guide Price £325,000

- TWO DOUBLE BEDROOMS
- 751 SQ FT
- GROUND FLOOR APARTMENT
- CONTEMPORARY BATHROOM
- CLOSE TO HOLMWOOD TRAIN STATION
- MODERN KITCHEN
- ALLOCATED PARKING
- CLOSE TO BEAUTIFUL COUNTRYSIDE WALKS

EPC Rating '82'

- 24'5 FT OPEN PLAN KITCHEN/DINING/LIVING ROOM
- WITHIN SHORT WALK OF VILLAGE AMENITIES



An immaculately presented two double bedroom ground floor apartment spanning over 750 square feet and located in a highly sought-after private cul-de-sac within close proximity to Beare Green's amenities, such as the local shops, Holmwood train station, schools and stunning open countryside.

Access to the apartment is via a secure communal entrance, leading to a spacious entrance hall that provides access to all accommodation and three large storage cupboards. Finished to a high specification, the apartment features a dual-aspect 24'5 ft open plan kitchen/dining/living room, which is bright and airy owing to the large windows allowing an abundance of natural light to flood in. The contemporary kitchen has been fitted with a range of base and eye level cabinetry, complemented by ample worktops and space for all the expected appliances. The master bedroom is a generous 15'3ft x 9'8ft, offering plenty of space for wardrobe furniture. Bedroom two is another well proportioned double, currently doubling up as a useful home office space. A modern bathroom suite fitted with stylish tiling and quality fittings completes the accommodation.

Outside

The development is approached via a communal driveway providing, providing parking for one vehicle. The communal gardens are well maintained and offer a pleasant outlook from the apartment.

Leasehold

The property is leasehold and has 116 years remaining with an annual service charge of £2800 including the ground rent. Full information is available upon request.

Location

Breakspears Gardens is situated within the heart of Beare Green village which offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3 minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

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

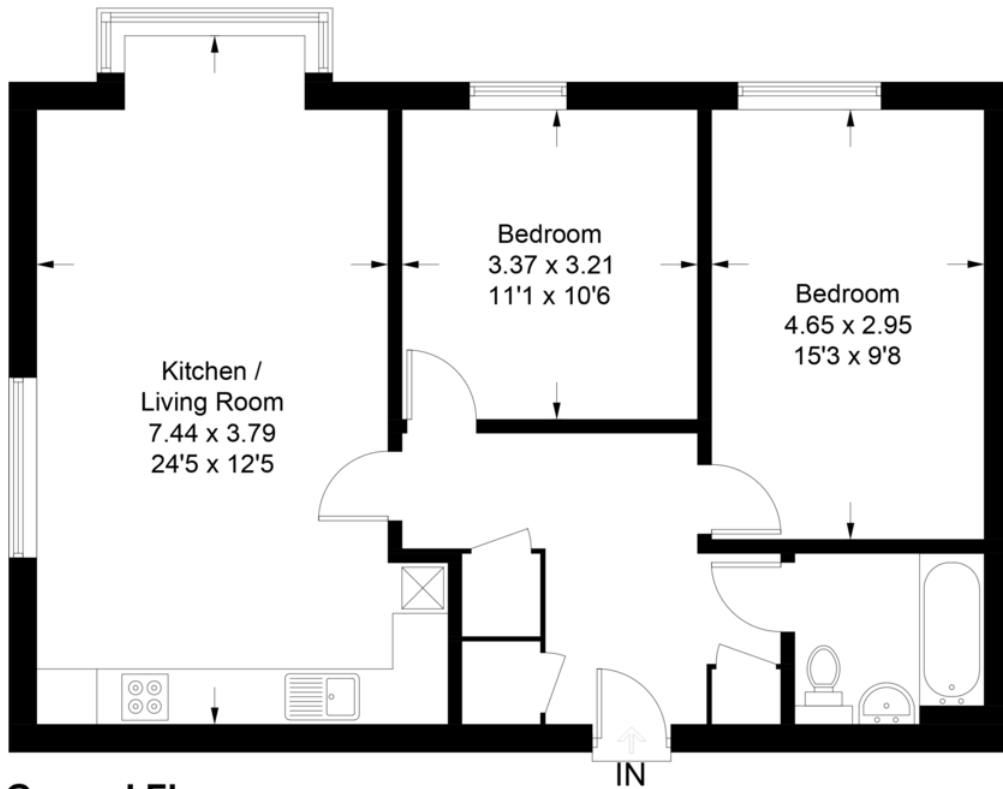
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Breakspear Gardens, RH5

Approximate Gross Internal Area = 69.8 sq m / 751 sq ft



Ground 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. (ID957230)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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