

## Church Street, Dorking

Guide Price £280,000

EPC Rating '74'

- TWO DOUBLE BEDROOMS
- CENTRE OF DORKING
- NEWLY FITTED KITCHEN
- STYLISH SHOWER ROOM
- RECENTLY MODERNISED
- SHARE OF FREEHOLD
- 2<sup>nd</sup> FLOOR
- CLOSE TO TRAIN STATIONS
- NEXT TO ST MARTINS CHURCH AND MEADOWBANK PARK
- CLOSE TO STUNNING COUNTRYSIDE



A beautifully presented two double bedroom 2nd floor apartment that has been cleverly updated and reconfigured. Situated within the heart of Dorking town centre, close to local shops, cafés, bars and within walking distance of Dorking Mainline train stations.

Stairs lead up to the 2nd floor. The property benefits from a private front door which leads straight into the living/dining room. This spacious room is wonderfully bright with a neutral, modern décor and practical wooden flooring. The newly fitted kitchen has a range of base and eye level cabinets with integrated appliances and space for other appliances if desired, breakfast bar, sleek worktop space and a lovely view towards St Martins Church. There is also a very clever utility area which neatly houses an integral fridge freezer, washing machine and the gas boiler. Next is the stylish updated shower room with white suite and brass fixings. Tiled flooring creates a clean and practical look to this room which has been finished to a very high standard. The master bedroom is located at the back of the property and boasts floor to ceiling storage and space for any additional freestanding furniture. The 2nd bedroom is a great flexible room with built in storage - ideal bedroom or home office if required.

#### Outsidespace

The entrance to the property is through a pretty communal courtyard tucked away from the street.

#### Share of Freehold

The property is Share of Freehold with a lease of 966 years remaining with service charge of £31.76 per month (including ground rent). The service charge is reviewed every year and was last reviewed in August 2023. Full information is available upon request.

#### Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty. Dorking offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Dorking Lawn tennis and Squash club and Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property within 3 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

#### Council Tax band - B

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.

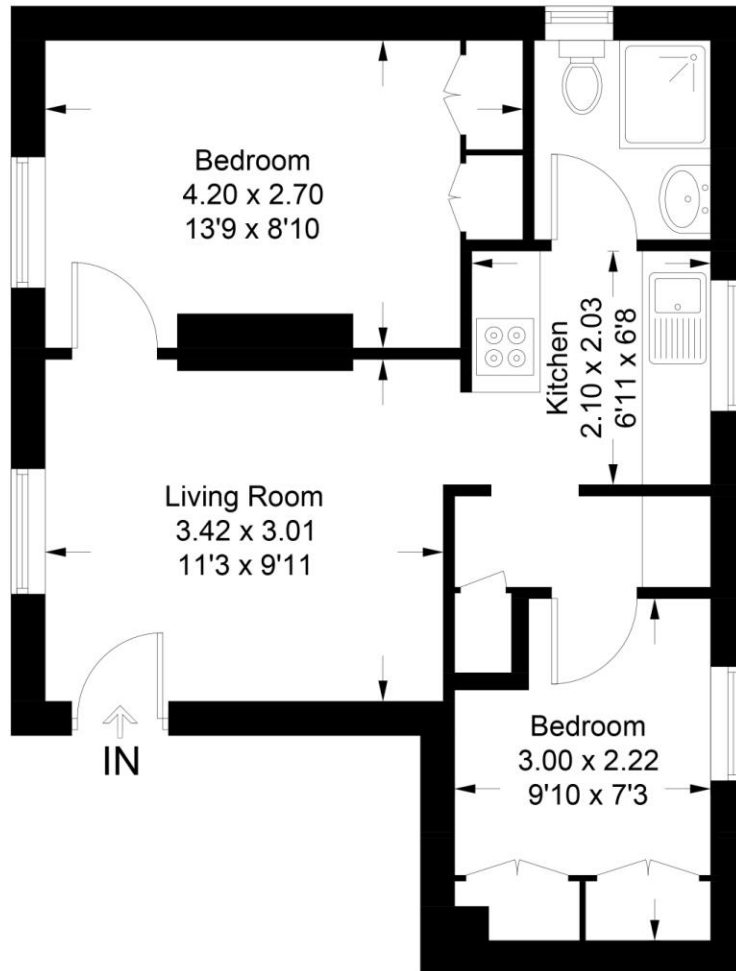
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





# Church Court, RH4

Approximate Gross Internal Area = 38.8 .sq m / 418 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. (ID964995)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

B

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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