



## The Old Fire Station, West Street

Dorking

**Guide Price £350,000**

### Property Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- TWO BATHROOMS
- SPACIOUS LIVING ROOM
- STUDY
- TOWN CENTRE LOCATION
- CLOSE TO WAITROSE AND THE HIGH STREET
- OFF ROAD PARKING
- WALKING DISTANCE FROM MAINLINE TRAIN STATIONS



# Full Description

**\*\*NO ONWARD CHAIN\*\*** A spacious two-bedroom first floor apartment offering bright, spacious accommodation with two double bedrooms, two bathrooms and off-road parking. Situated in the heart of Dorking within close proximity from everything the town centre has to offer including train stations, shops and glorious open countryside.

The property is accessed via a secure communal entrance with stairs to the 1st floor. The front door opens through into the entrance hall where you are instantly surprised by the amount of space on offer. The kitchen has been fitted with an array of floor to ceiling units complemented by ample worktop space, gas hob, a selection of integrated appliances and room for freestanding furniture. Next is the spacious 16'7 x 13'6ft kitchen/dining/living room, which has a warm, cozy feel to it with space for a dining table and chairs as well as a sofa and freestanding furniture. A useful study is situated at the back of the property which has plenty of space for a desk and storage. Next is the bathroom which has a white three-piece bathroom suite with bath and overhead shower. This room also boasts a very useful utility space which is very neatly closed off from the main bathroom. Both bedrooms are good size doubles, with the rear aspect main bedroom benefitting from an ensuite shower room and has plenty of space for freestanding furniture.

## Outside

Another excellent advantage to this property is the allocated parking space which is located close to the communal entrance as well as two visitor bays and a communal bike shed located round the back of the property.

## Leasehold

The property is leasehold with 113 years remaining, with an annual service charge of £1,650.12 (which includes ground rent of £300). Full information available upon request. Please note that this property is currently 60/40 share ownership, but the current owner will do a 'staircase sale' to sell the full 100%. Full information is available upon request. COUNCIL TAX BAND D

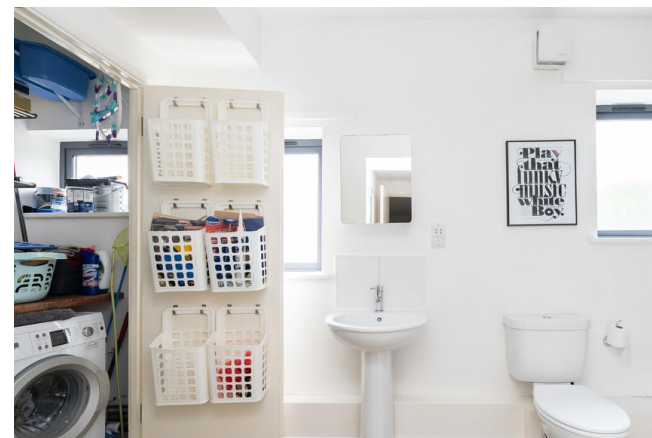
## Location

West Street is situated within 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 within close 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. 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 AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract

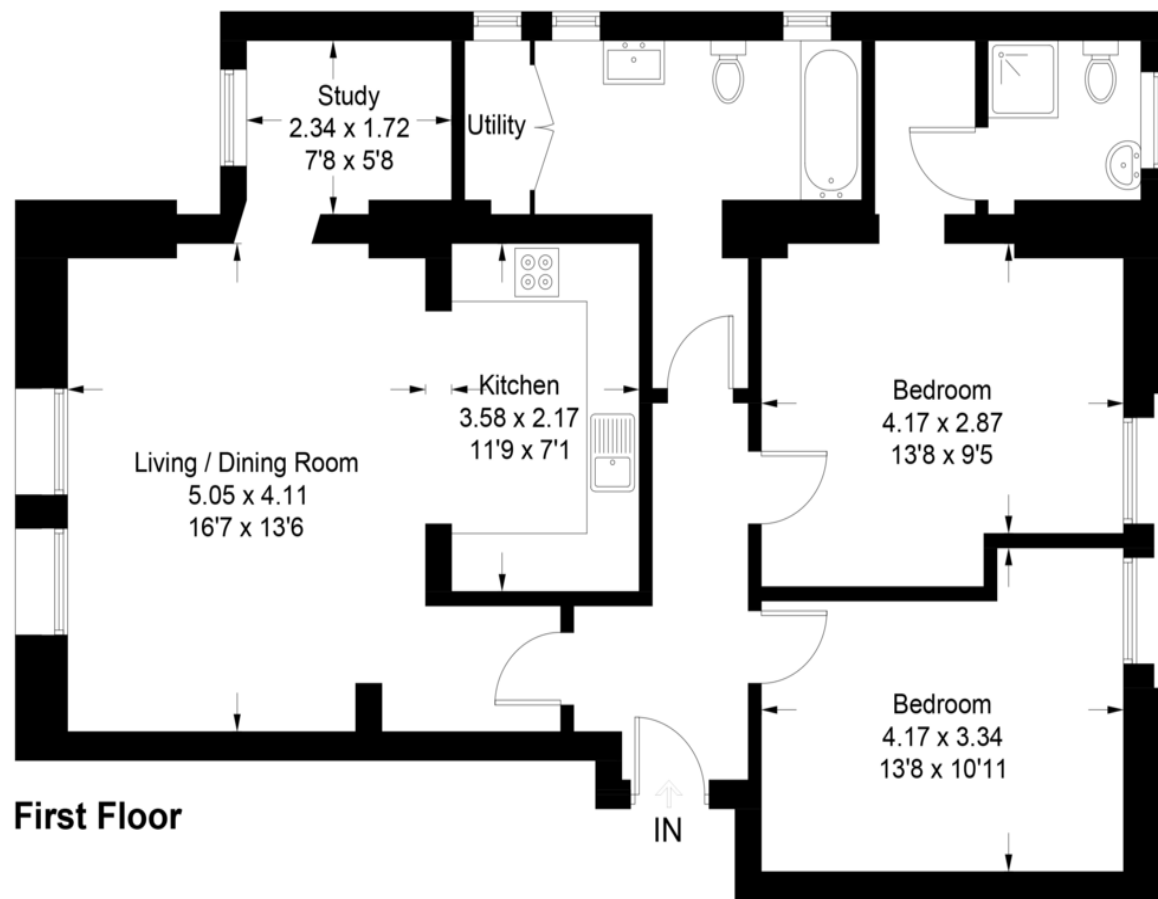






# The Old Fire Station, RH4

Approximate Gross Internal Area = 89.3 sq m / 961 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. (ID989180)

## COUNCIL TAX BAND

D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

