



## Hill View, Dorking

OIEO £400,000

- TWO DOUBLE BEDROOMS
  - MODERN FIRST FLOOR APARTMENT
  - OPEN PLAN KITCHEN/DINING/LIVING
  - MASTER BEDROOM WITH ENSUITE
  - FAMILY BATHROOM
  - ALLOCATED PARKING SPACE
  - TWO PRIVATE BALCONIES
  - VIEWS TOWARDS BOX HILL
  - NO ONWARD CHAIN
  - CLOSE TO TOWN CENTRE & TRAIN STATIONS
- EPC Rating '81'





**\*NO ONWARD CHAIN\*** This well presented first-floor apartment features two spacious double bedrooms and is situated in a highly coveted development at the heart of Dorking. It offers easy access to the vibrant High Street and mainline train stations, complete with allocated parking and two private balconies.

Access to the property is granted through a secure communal entrance. Inside, you'll find a generously sized and naturally well-lit open-plan living area that seamlessly extends to a private balcony, creating an ideal space for outdoor dining and providing far reaching views toward Box Hill. The modern kitchen is equipped with a contemporary array of base and eye-level cabinets, complemented by ample countertop space and provisions for essential appliances. A utility cupboard in the hall provides space to house a washer/dryer.

The apartment boasts two spacious double bedrooms, making it an ideal choice for couples, downsizers, or professionals seeking a tranquil retreat within easy reach of local amenities. The primary bedroom is generously proportioned and features fitted wardrobes and an ensuite shower room. It also offers access to its own private balcony with a rear aspect. The second bedroom is another spacious double with space for furniture, making it perfect for guests or for use as a home office. Servicing the additional bedroom is a modern bathroom, complete with a bathtub and a shower attachment. Overall, this apartment strikes an impeccable balance between style, comfort and convenience, making it a must-see for anyone seeking a superbly located and beautifully presented residence in Dorking. Council Tax Band D.

#### Outside

The property benefits from secure off-street parking for residents, with additional parking available for visitors. The front balcony faces East, providing an ideal spot for morning relaxation, while the rear bedroom balcony captures the evening sun, facing West.

#### Leasehold

The property is leasehold with 108 years remaining (125 from 1st Jan 2006). There is a service charge which is currently £183.00 per month (£2,186 per annum) and the ground rent is £250.00 per annum and rises on 1st Jan 2031 to £500 per annum.

#### 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.

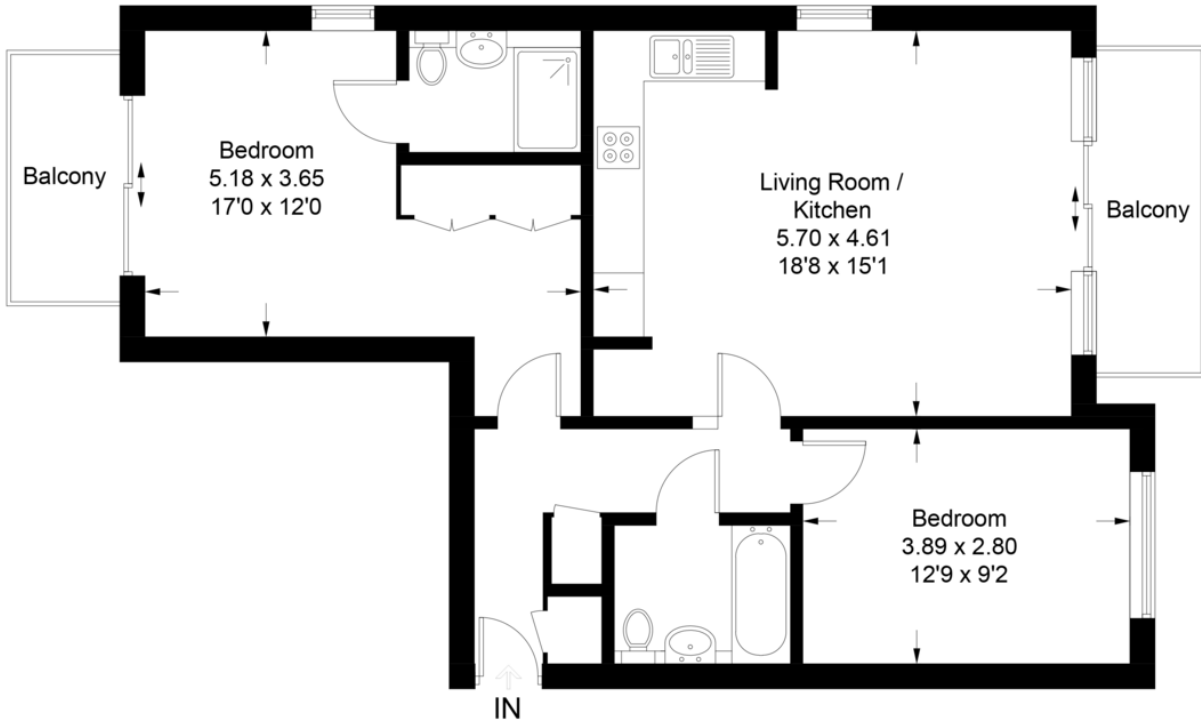
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



## Hill View, RH4

Approximate Gross Internal Area = 70.7 sq m / 761 sq ft



### First 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. (ID1006734)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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

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

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