



Horsham Road, Dorking

£199,950

EPC Rating '69'

- ONE BEDROOM
- LARGE LIVING ROOM
- VICTORIAN CONVERSION
- PRIVATE GARDEN AREA
- SECOND FLOOR APARTMENT
- RECENTLY EXTENDED LEASE
- ON STREET PARKING NEARBY
- CLOSE TO DORKING HIGH STREET
- WITHIN A SHORT WALK OF TRAIN STATIONS
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



This well-presented one-bedroom/studio apartment is situated in a stunning converted Victorian residence, conveniently located just a short distance from Dorking High Street and train stations.

Accessible via a communal side door on the second floor, the property features a newly installed fire door. Upon entry, you step into the kitchen, equipped with a variety of base and eye-level cabinets, complemented by spacious countertops and room for various appliances. The bathroom boasts a neutral three-piece suite with a shower over the bath. The living room is generously sized with a large sash window and there's also a stud wall in place, creating a separate bedroom area complete with fitted wardrobes. Alternatively, this wall could be removed to integrate the bedroom into the living space, creating a spacious studio apartment.

Outside

To the rear, there is a private garden area that, with a touch of creativity, could be transformed into a charming outdoor entertainment space.

Leasehold

This property is leasehold and the lease has recently been extended to a substantial 163 years. The annual maintenance charge is £500, with a ground rent of £100 per annum.

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.

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

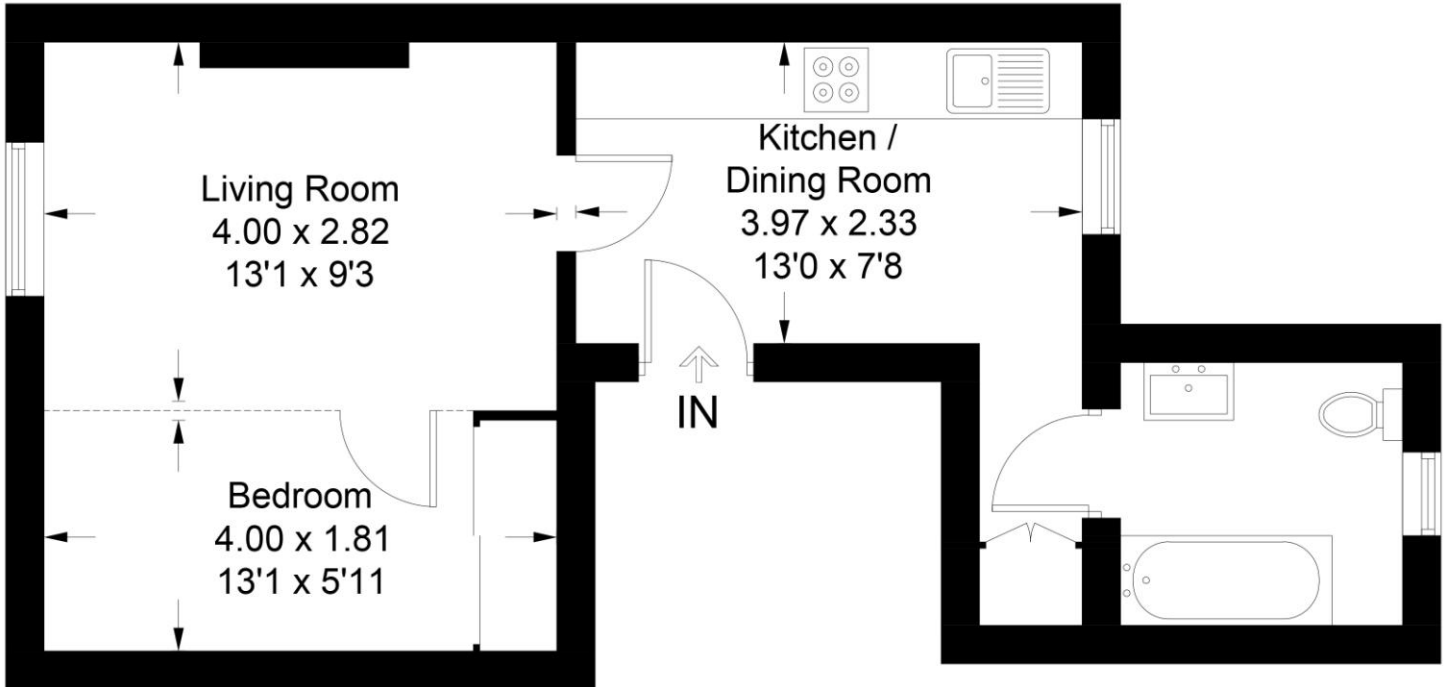
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Horsham Road, RH4

Approximate Gross Internal Area = 35.6 sq m / 383 sq ft



Second 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. (ID1009663)

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

COUNCIL TAX BAND

Tax Band B

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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