



Horsham Road, Sutton Abinger

Guide Price £550,000

EPC Rating 'G'

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- HUGE SCOPE TO IMPROVE
- POTENTIAL TO RE-BUILD (STPP)
- LARGE PLOT
- OFF STREET PARKING FOR SEVERAL VEHICLES
- DETACHED GARAGE
- LOCATED IN PICTURESQUE SUTTON ABINGER

- A SHORT DRIVE FROM LOCAL AMENITIES
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



This detached bungalow, featuring two double bedrooms, is situated in the picturesque Sutton Abinger and offers significant potential for comprehensive renovation or reconstruction into a splendid new residence, pending planning approval.

The ground floor features a kitchen, living room, two double bedrooms and a family bathroom, with stairs ascending to a loft space that has been converted into two rooms, although we acknowledge that no building regulations authority approval has been sought.

Outside & Parking

Accessed by a bridge spanning a small brook, the property is reached via a driveway offering abundant off-street parking for multiple vehicles, complemented by a standalone garage. Positioned towards the rear of its plot, the property features a predominantly front-facing garden, albeit currently overgrown. Nevertheless, there exists substantial potential to craft a stunning outdoor space as an integral facet of a comprehensive property refurbishment.

It's important to be aware that the land is unpaved and hasn't been maintained, so it's recommended to wear suitable footwear for potentially muddy conditions.

Council Tax & Utilities

The property falls under council tax band G. It is not known whether the property benefits from mains services, other than electricity. Any investigations must be carried out by the successful purchaser.

Please Note

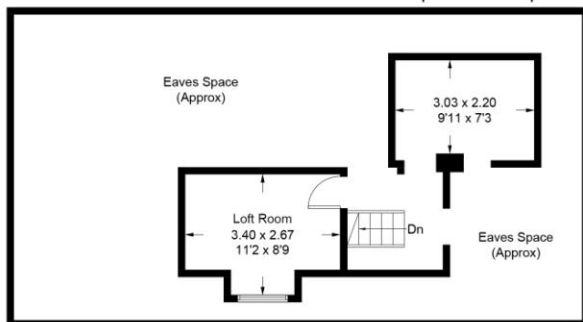
It's important to mention that this is a corporate sale and there may be aspects for which we lack complete information.

As per the terms of our instructions, in the event of a successful sale the price achieved will be published on the listing and remain on the market until exchange of contracts.

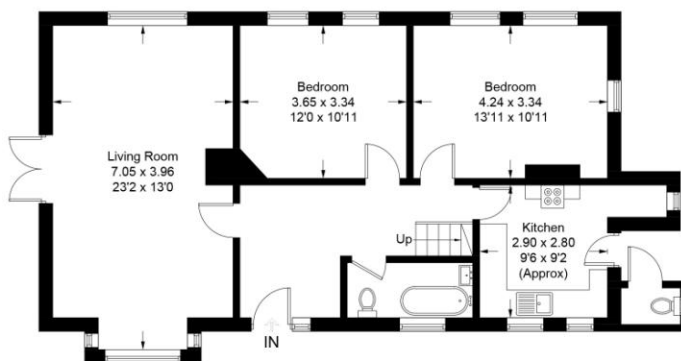


Horsham Road, RH5

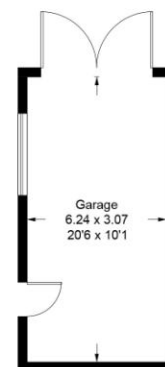
Approximate Gross Internal Area
 Ground Floor = 80.5 sq m / 866 sq ft
 First Floor = 19.6 sq m / 211 sq ft
 Eaves Space (Approx) = 63.8 sq m / 687 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 183 sq m / 1969 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID1031764)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	4 G	

COUNCIL TAX BAND

Tax Band G

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

