

Church Street, Dorking

Guide Price £325,000

EPC Rating '65'

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- FIRST FLOOR APARTMENT
- COMMUNAL ENTRANCE
- TOWN CENTRE LOCATION
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- 17FT SITTING ROOM
- FLEXIBLE LAYOUT
- FULLY FITTED KITCHEN
- SHORT WALK TO THE HIGH STREET AND TRAIN STATIONS



A well-presented and stylish 1st floor, two bedroom apartment with a great blend of period features and modern style, conveniently located in a central position close to all amenities, countryside walks and within easy reach of all of Dorking mainline train stations.

A communal front door with telephone entrance opens into an internal hallway with stairs to the 1st floor. The accommodation starts with a large sitting/dining room which provides an excellent entertaining space and benefits from having two large windows. The modern kitchen has been fitted with a range of base and eye level cabinets, complemented by granite worktops and a range of appliances. The main bedroom is a good sized double and benefits from a built-in wardrobe as well as an ensuite shower room. There is a 2nd good sized bedroom which is utilised currently as a home office, offering great versatility for the new owners. Finishing off the accommodation is the spacious bathroom, complete with bath and overhead shower, as well as fitted cabinets for added convenience.

The property is situated in the heart of Dorking in a conservation area and has an interesting history. The building was originally a former historic Chapel, being the site of John Wesley's first Methodist Chapel which was set up in 1772. It was converted into apartments in 2006, to a high standard, with many of the original period features retained throughout.

Share of Freehold

The property is a Share of Freehold with a service charge (includes the ground rent) of £1,080 per year and a 125-year lease from 2005 (106 years remaining).

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

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, Pilsden 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.

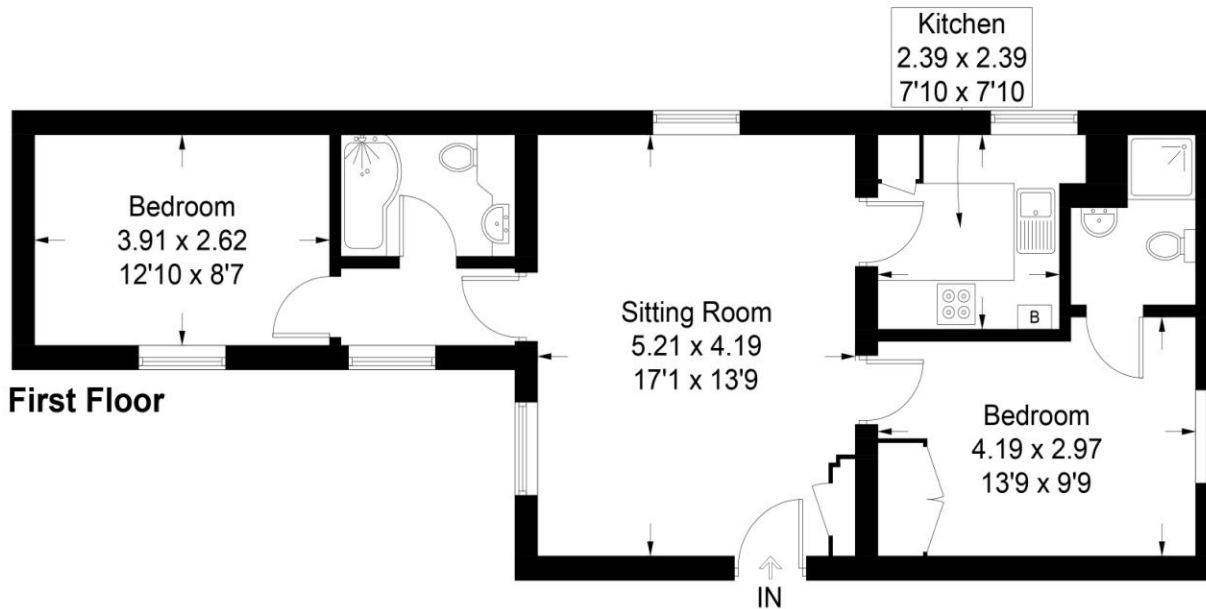
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Chapel Mews, RH4

Approximate Gross Internal Area = 62.7 sq m / 675 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. (ID1119967)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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