



## Hill View, Dorking

OIEO £375,000

EPC Rating '80'

- MODERN FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/ DINING/LIVING ROOM
- TWO PRIVATE BALCONIES
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- VIEWS TOWARDS BOX HILL
- ALLOCATED PARKING SPACE
- CLOSE TO THE HIGH STREET & DORKING LEISURE CENTRE
- SHORT WALK TO TRAIN STATIONS
- CLOSE TO COTMANDENE





A beautifully presented first-floor apartment offering bright, generous proportions, two double bedrooms, allocated parking, and two private balconies. Situated in a highly sought-after development in the heart of Dorking, this home provides easy access to the vibrant town centre, High Street, and mainline train stations.

The property is accessed via a secure communal entrance, leading up a flight of stairs. Upon entering the apartment, you are welcomed by a spacious hallway featuring two built-in storage cupboards, one of which houses a washer-dryer, ensuring optimal use of space.

The open-plan kitchen/dining/living room, measuring an impressive 18'9 x 15'3 ft, is a bright and versatile space designed for modern living. A large private balcony extends from this area, flooding the room with natural light and offering stunning far-reaching views towards Box Hill. The kitchen is equipped with a stylish selection of base and eye-level cabinets, ample countertop space and integrated appliances, including a dishwasher and fridge/freezer. Both bedrooms are generously sized doubles, ideal for couples, downsizers, or professionals. The primary bed room features fitted wardrobes, a sleek ensuite shower room, and its own private balcony with tranquil rear views. The second bedroom provides plenty of space for additional furniture and is versatile enough to serve as a guest room or home office. A modern family bathroom, complete with a bath and shower attachment, serves the apartment, offering convenience and style.

#### Exterior

The apartment benefits from two private balconies, one accessible from the living area and the other from the primary bedroom, both providing pleasant outdoor spaces to relax and enjoy the scenic views. The property benefits from secure off-street parking for residents, with additional parking available for visitors. Residents also have access to a secure bike store.

#### Leasehold

The property is a leasehold with 106 years remaining on the lease, with a service charge of £2418 per year and £250 ground rent both paid annually.

#### Council Tax & Utilities

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

#### Location

Hill 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 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 offer 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. Dorking further benefits from a very good choice of schools including The Ashcombe (10-minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) 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.

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.

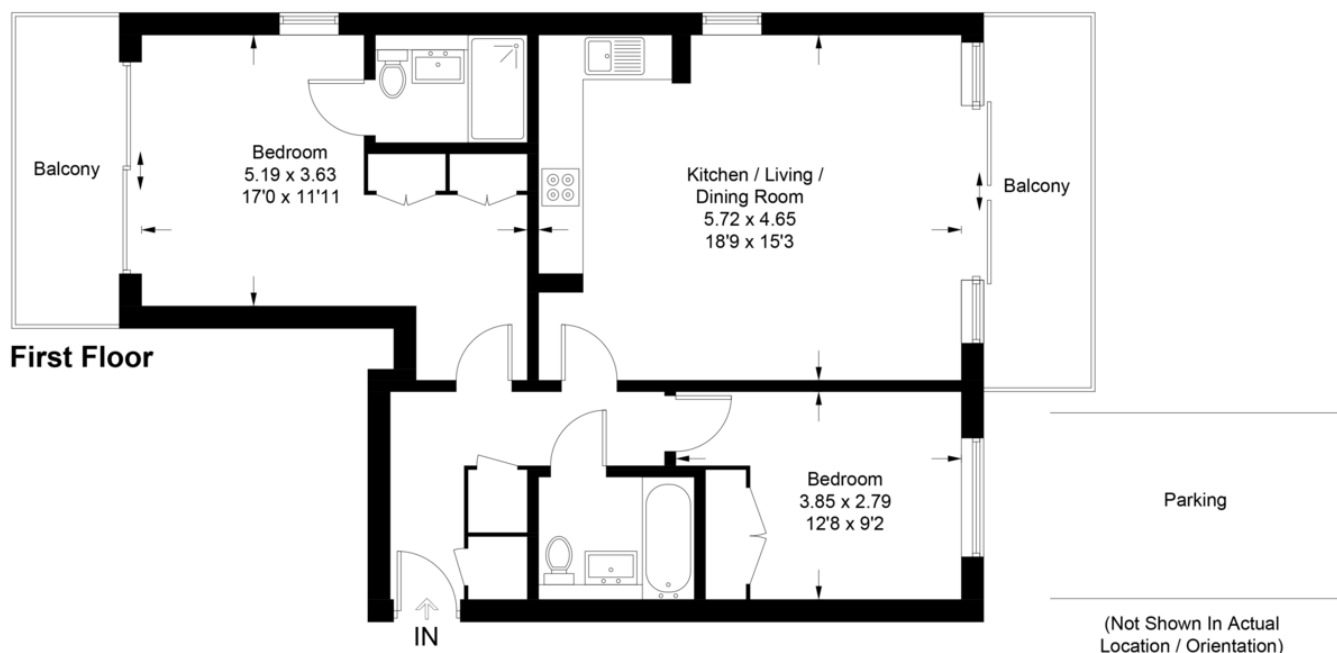






## Hill View, RH4

Approximate Gross Internal Area = 71.3 sq m / 767 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. (ID1161769)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	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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