



Box Hill Apartments, Chalkpit Lane

Guide Price £269,950

EPC Rating '79'

- ONE DOUBLE BEDROOM
- FIRST FLOOR CONTEMPORARY APARTMENT
- 16FT OPEN PLAN KITCHEN/LIVING/DINING ROOM
- DORKING TOWN CENTRE
- ALLOCATED PARKING
- PRIVATE BALCONY LEADING OFF LIVING ROOM
- STYLISH BATHROOM
- SHORT WALK TO THE HIGH STREET
- CLOSE TO MAINLINE TRAIN STATIONS & DORKING WEST
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A contemporary 1st floor apartment situated within the heart of Dorking town centre. Offering stylish interiors and a well connected location close to local amenities and train stations, this one double bedroom apartment offers allocated parking and is ideal for first time buyers, investors or those looking for a lock up and leave property.

From the moment you step inside, the welcoming entrance hall sets the tone for this stylish and well-designed apartment, providing access to all key rooms. At the heart of the home is an impressive 16ft open-plan kitchen, dining and living space, flooded with natural light from expansive windows and enhanced by a generous private balcony, large enough for outdoor seating while letting fresh air flow through the property. This sociable and versatile room easily accommodates a dining table, chairs and a large sofa, creating a comfortable setting for both relaxing and entertaining. The contemporary kitchen is sleek and well-planned, maximising storage and workspace with a range of integrated appliances, while still offering space for additional freestanding items. A full-height storage cupboard provides a practical home for household essentials and cleaning equipment.

The spacious double bedroom is a peaceful retreat, bathed in light thanks to its floor-to-ceiling windows. There is ample space for freestanding wardrobes, drawers or even a desk, making the room adaptable to suit your needs. Completing the apartment is a stylish bathroom finished to a high standard, featuring a bath with overhead shower, a heated towel rail and a useful vanity unit beneath the basin, offering both function and elegance.

Outside

The standout feature of this property is the spacious balcony which leads off from the kitchen/dining room and has plenty of room for outdoor furniture. The apartment also comes with one allocated parking space as well as EV charging points and a secure bike store.

Leasehold

The property is a leasehold with 120 years remaining on the lease, with a service charge of £1800 in total, payable in two instalments bi annually. The ground rent is £250 paid annually. This includes all external works, garden and communal areas, including external lighting. Full information is available upon request.

Council Tax & Utilities

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

Location

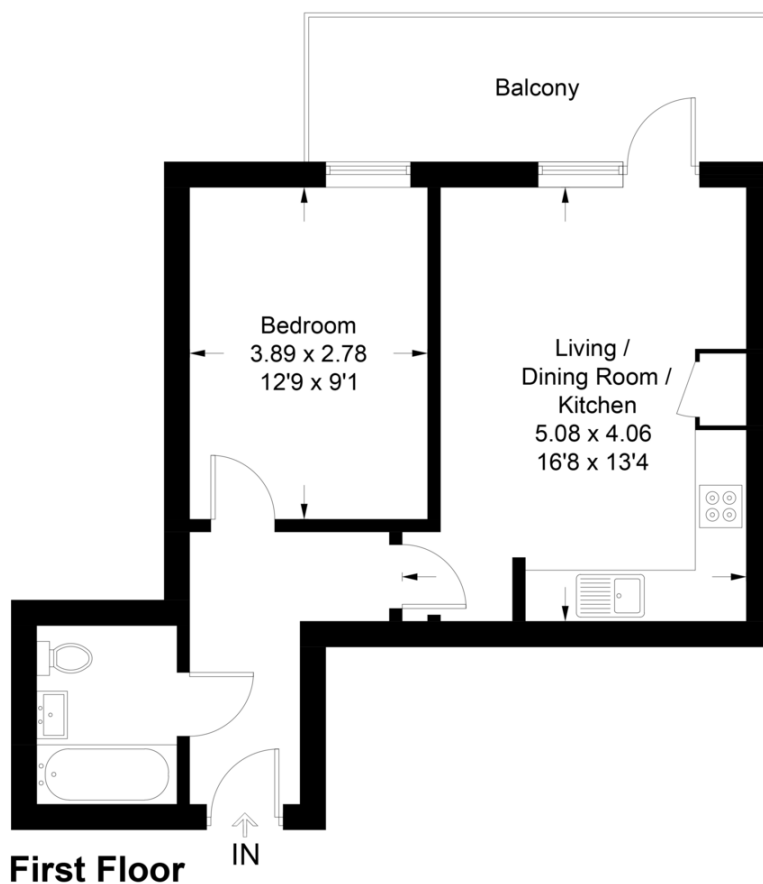
Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty. Dorking offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye 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, Polesden 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. 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.



Box Hill Apartments, RH4

Approximate Gross Internal Area = 40.2 sq m / 433 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. (ID1230695)

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

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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