



South Street, Dorking Town Centre

Guide Price £250,000

EPC Rating '62'

- Centre of Dorking
- 17ft open plan kitchen living/dining room
- Redecorated throughout
- 17ft Bedroom
- Period features
- Short walk to train stations
- Close to all shops including Waitrose
- Close to both Cotmandene and Meadowbank park
- Great first time or investment purchase
- 552 Sq ft in total



A beautifully presented and spacious one double bedroom first floor apartment, combining charming period features with modern style, perfectly situated in the heart of Dorking High Street and within easy walking distance of the town's train stations, amenities, and stunning open countryside.

A communal door leads into an internal hallway with stairs rising to the first floor. The apartment's front door opens into a generous entrance hall providing access to all rooms, with an alcove that offers an ideal space for a desk for a home-working area. The impressive open-plan living/dining/kitchen room showcases high ceilings and panelled walls, enhancing its period character. Two large windows flood the room with natural light, creating a bright and welcoming space ideal for entertaining, while also offering elevated views across Dorking. The kitchen is fitted with a range of base and eye-level units, complemented by ample worktop space and room for the usual appliances. The main bedroom is a particularly generous 17ft, complete with built-in wardrobes, a feature fireplace, and a beautiful bay window. The bathroom is fitted with a modern white suite.

Leasehold

The property is leasehold with approximately 120 years remaining. The current service charge is £1,200 per year (reviewed annually), and the ground rent is £100 per year. More details available on request.

Council Tax & Utilities

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

Location

South Street is set in the heart of Dorking town centre, which offers a comprehensive range of shopping, social, recreational, and educational amenities. For commuters, there are three nearby railway stations, with Dorking mainline and Deepdene both a short walk away, providing direct services to London Victoria and London Waterloo in approximately 55 minutes. The M25 is easily accessible, around seven miles north, via the A24 to Leatherhead (Junction 9) or the A25 to Reigate (Junction 8), giving convenient access to both Gatwick and Heathrow airports. Dorking also benefits from a flagship Waitrose, an excellent sports centre, and the popular Dorking Halls, which hosts regular cultural events. The town offers a good selection of schools including The Ashcombe and The Priory at secondary level, as well as St Paul's and St Martin's at primary level. The surrounding area is renowned for its outstanding countryside, including The Nower, Ranmore Common, and Box Hill (National Trust) – all perfect for walking and riding. Denbies Wine Estate, England's largest vineyard, is also located on the northern edge of the town.

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

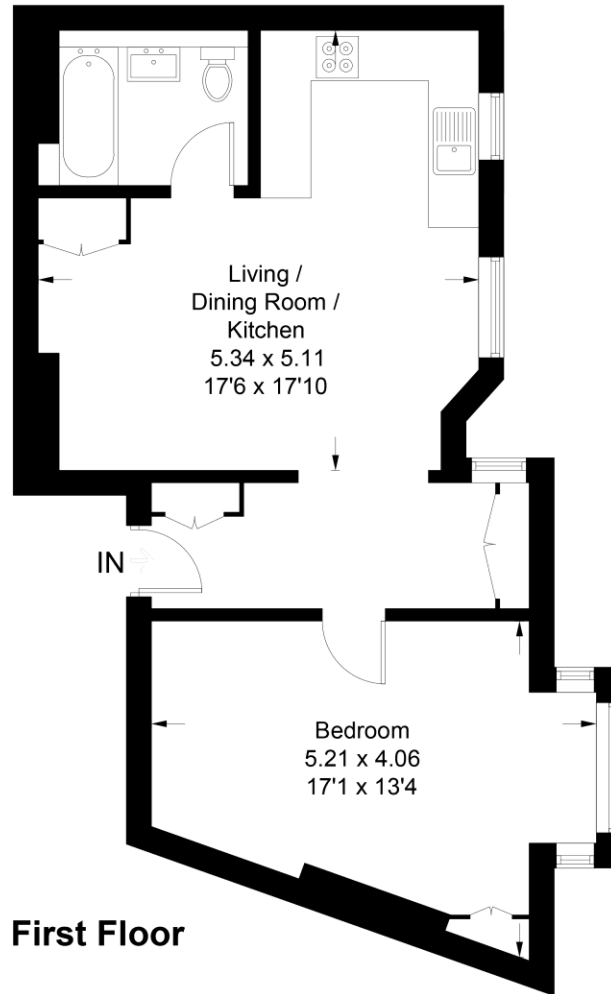
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



South Street, RH4

Approximate Gross Internal Area = 51.3 sq m / 552 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. (ID1237983)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band B

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley Council

CONTACT

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

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

