



Tower Hill Road, Dorking

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- PRIVATE TERRACE
- SINGLE GARAGE AND ALLOCATED PARKING
- SOUGHT AFTER POSITION ON TOWER HILL
- FLEXIBLE LAYOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM

Offers In Excess Of £400,000

EPC Rating '74'

- CLOSE BY TO LOCAL SCHOOLS AND THE NOWER
- CLOSE TO MILES OF OPEN COUNTRYSIDE
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES



Set within a well-maintained and desirable development, this impressive ground floor two-bedroom apartment offers generous proportions, modern open-plan living, allocated parking and the rare advantage of a private outside terrace-making it an ideal choice for professionals, downsizers or investors alike. Situated in an sought-after position on the popular Tower Hill Road, within easy reach of Dorking High Street, shops, train station and local schools.

The accommodation is centred around a superb open-plan kitchen, dining and living area, a wonderfully spacious and sociable room that is perfect for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of units with ample worktop space and integrated cooking facilities, while also providing room for freestanding appliances. The dining area sits comfortably alongside, flowing seamlessly into the main living space to create a bright and contemporary hub of the home, enhanced by large windows that draw in plenty of natural light. From the living area, doors open out onto the private terrace, offering an inviting outdoor extension, offering a low maintenance space for pets and children alike. The property offers two well-proportioned bedrooms, both presented to a high standard. The principal bedroom is particularly impressive in size and benefits from fitted wardrobes along with an en-suite shower room, creating a peaceful and private retreat. The second bedroom is equally versatile, perfectly suited as a guest room, home office or nursery.

Completing the accommodation is the main bathroom serving the apartment, finished in a contemporary design and conveniently located off the hallway.

Outside

The property benefits from a private terrace located off the living room, ideal for entertaining. The property also includes a single garage and off road parking.

Share of Freehold

The property is share of freehold with 105 years remaining on the lease. The service charge is paid in quarterly instalments of £1,902.29.

Council Tax & Utilities

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

Location

Tower Hill is 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 within proximity (1.7 miles), approximately a 30-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 8 offering 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. In addition, the town benefits from a very good choice of schools including The Ashcombe (approximately 30-minute walk away) and The Priory at secondary level and St. Paul's and St. Martin's 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 Seymour's Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

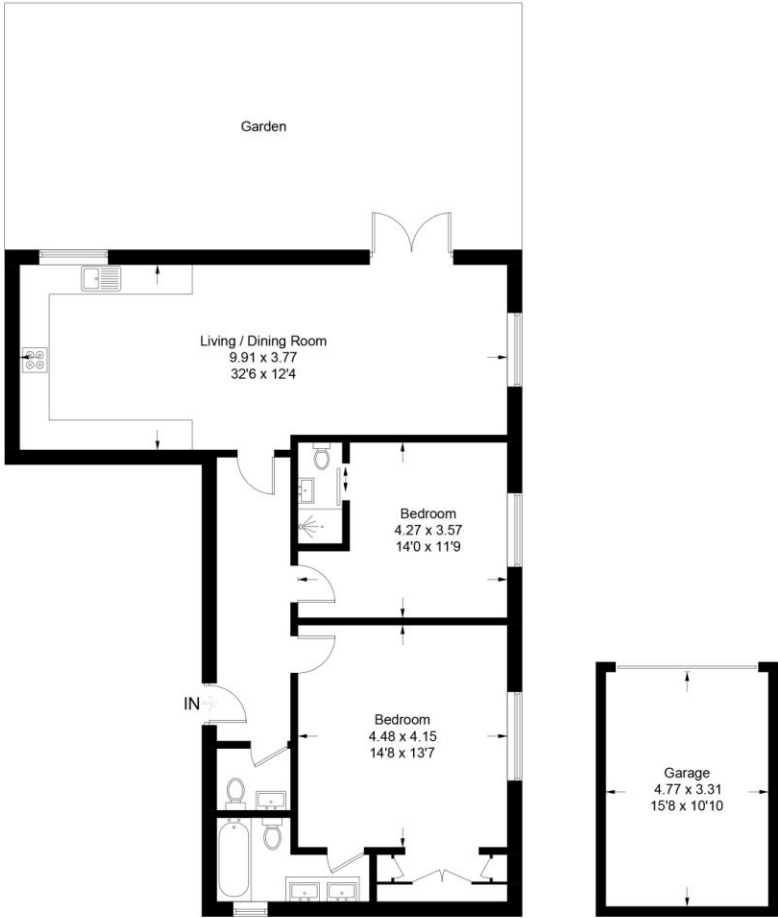
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Furze Hollow, RH4

Approximate Gross Internal Area = 91.5 sq m / 985 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 107.2 sq m / 1154 sq ft



Ground 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. (ID1270675)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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

