



**SEYMOURS**

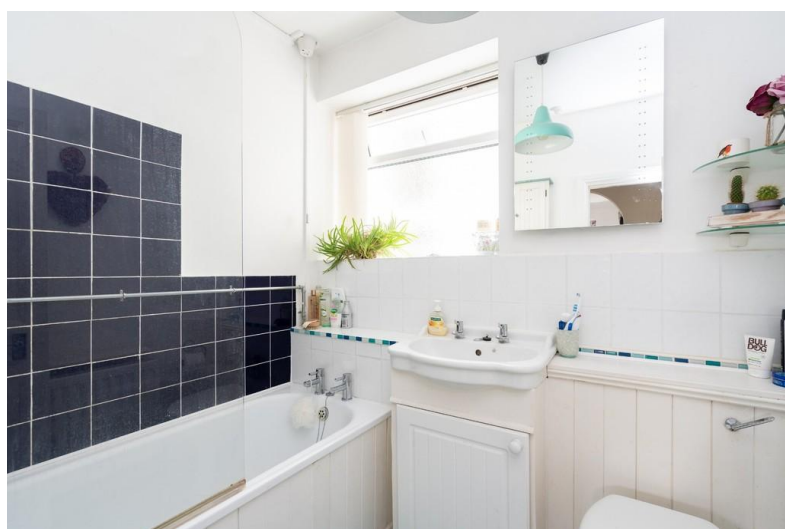
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## Church Court, Church Street, Dorking RH4

Guide price £299,950

- Two double bedrooms
- Views across Dorking to Ranmore
- Spacious kitchen
- Modern bathroom
- Town centre location
- EPC – B
- Living room with original fireplace
- Close by to Dorking high street
- Bright, spacious accommodation
- Short walk from mainline train stations



A stunning two double bedroom 1st floor apartment offering over 660 sq ft of accommodation which has been updated throughout. Situated in a central position of Dorking within walking distance to everything the town has to offer including the high street, train stations, excellent schools and Meadowbank Park.

The apartment is approached via a communal stairway leading to the front door. This well presented accommodation begins in the impressive living room benefitting from beautiful views stretching across Ranmore and a charming original fireplace creating a wonderful cosy ambience, perfect for socialising with family or friends. Next is the modern kitchen room which as you can see from the measurements is a fantastic size and has been fitted with an array of modern floor to ceiling units complemented by ample work top space, room for all the expected appliances. The master bedroom is an excellent double offering plenty of space for several wardrobes and benefitting from two large windows allowing plenty of natural light to flood in. The dual aspect second bedroom is another generous double enjoying glorious views across Dorking rooftops and Ranmore. Finishing off the accommodation is the bathroom completed with a modern white suite.

### Leasehold

The property is leasehold with a service charge (includes the ground rent) of £557 per year and 990 years remaining on the lease. Full information is available upon request.

### Location

Church Street 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 close proximity (0.9 miles), just 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 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 (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins 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 norther outskirts of Dorking.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

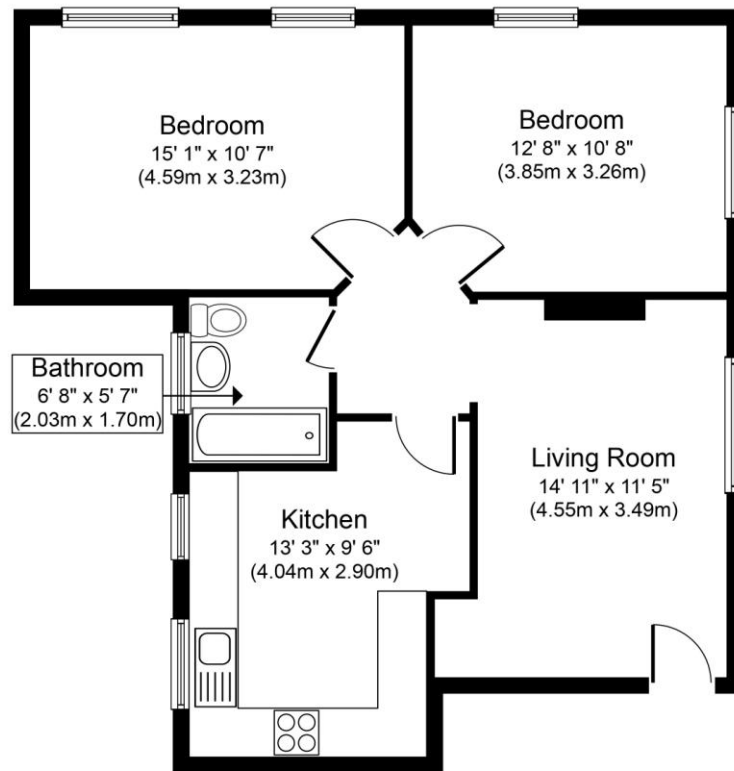
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.





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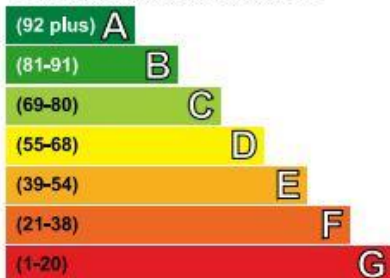




**Approximate Floor Area**  
**665 sq. ft.**  
**(61.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82

#### COUNCIL TAX BAND

Tax band C

#### TENURE

Leasehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

27 South Street, Dorking,  
Surrey, RH4 2JZ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.