



46 Chester Close, Pixham, RH4 1PP

Price Guide £224,950



- ONE BEDROOM APARTMENT
- DIRECT ACCESS TO COMMUNAL GROUNDS
- CLOSE TO MAINLINE STATIONS
- MODERN KITCHEN AND BATHROOM
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- GROUND FLOOR
- RESIDENTIAL CUL DE SAC
- WELL MAINTAINED
- GENEROUS SITTING ROOM
- GARAGE EN BLOC

Description

Nestled in the charming Chester Close, Dorking, this superbly presented ground floor apartment offers a delightful living experience in a sought-after location. Providing generous accommodation, this one-bedroom apartment is perfect for individuals or couples seeking a comfortable and convenient home.

The property has been thoughtfully maintained and modernised, featuring a contemporary kitchen that boasts ample work surfaces, making it ideal for culinary enthusiasts. The generous sitting room is a standout feature, providing a welcoming space for relaxation and entertainment, with the added benefit of direct access to the communal gardens. This connection to the outdoors enhances the living experience, allowing for peaceful moments in a tranquil setting.

Situated close to Dorking mainline station and the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities, making daily life both convenient and enjoyable. The property is located in a popular residential cul-de-sac, ensuring a quiet and friendly neighbourhood atmosphere. Additionally, the inclusion of a garage en bloc adds to the practicality of this charming home.

N.B The lease states that you cannot let out the property or keep any dog, bird or pet that may occasion a nuisance.

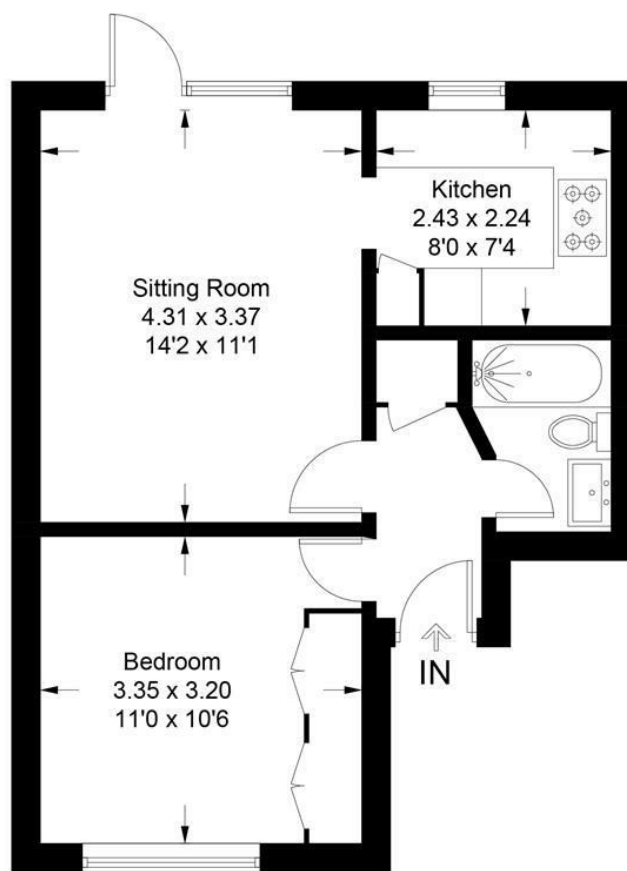
Situation

Chester Close is situated just outside the centre of the market town of Dorking. There are two mainline trains stations just a short distance away which offer services into both London Waterloo & Victoria and regular services to London Bridge (via Redhill). There are also services to Guildford and Gatwick Airport to mention just a few. Dorking offers a fine selection of supermarkets, shops and restaurants as well as Dorking Halls which includes a cinema and theatre with the sports centre and pool next door. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the County's finest walking, cycling/mountain biking and riding countryside as highlighted in the 2012 Olympics, including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	160 Years from 8 June 2006
Service Charge	£1,236.66 Per Annum
Ground Rent	Peppercorn



Approximate Gross Internal Area = 38.6 sq m / 415 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 decisions reliant upon them. (ID1219742)
www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

