



80-82 South Street, Dorking, Surrey, RH4 2HD

Offers In Excess Of £350,000



- TOP FLOOR APARTMENT
- ADAPTABLE ACCOMMODATION
- REFITTED KITCHEN
- UPGRADED HEATING SYSTEM
- BUILT IN STORAGE
- FOUR BEDROOMS
- TOWN CENTRE LOCATION
- LARGE FAMILY BATHROOM
- REDECORATED
- NO ONWARD CHAIN

Description

This exceptionally spacious four-bedroom apartment offers 1,153 Sq ft of accommodation, occupying the top floor of this attractive Grade II listed building in the heart of Dorking Town centre. The property has recently undergone refurbishment and is to be sold with the added benefit of no onward chain and a new lease term of 125 years. Stairs lead to the reception landing that provides access to all principle rooms, there is also a large storage cupboard. Currently arranged as four bedrooms with a formal reception room the space provided is adaptable to suit individual needs. The living room (19'9 x 11'3) includes a vaulted ceiling with exposed beams, built in cupboard and views to the front via three separate sash windows. The newly installed kitchen offers a selection of white gloss base units and integrated appliances. This room would also allow for a breakfast table. The family bathroom has also been updated recently and includes a bath with shower over, W.C and wash hand basin. All four bedrooms offer generous dimensions and varying aspects. New Quantam storage heaters are provided throughout, and the property includes new carpets/flooring as well as recently being redecorated.

Situation

Located in the heart of Dorking and moments from everything the High Street has to offer. Dorking is a market town located in the Surrey Hills, an area popular for walking and cycling with Box Hill, Ranmore Common and Leith Hill all close by. The town has a wide range of shops including independent boutiques and antique shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars. Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, a gym and exercise classes. The area is well-served by state and independent schools, as well as doctors' surgeries and dentists. Railway stations link to London, Guildford, Gatwick Airport and Brighton. Access to the M25 is 6 miles away.

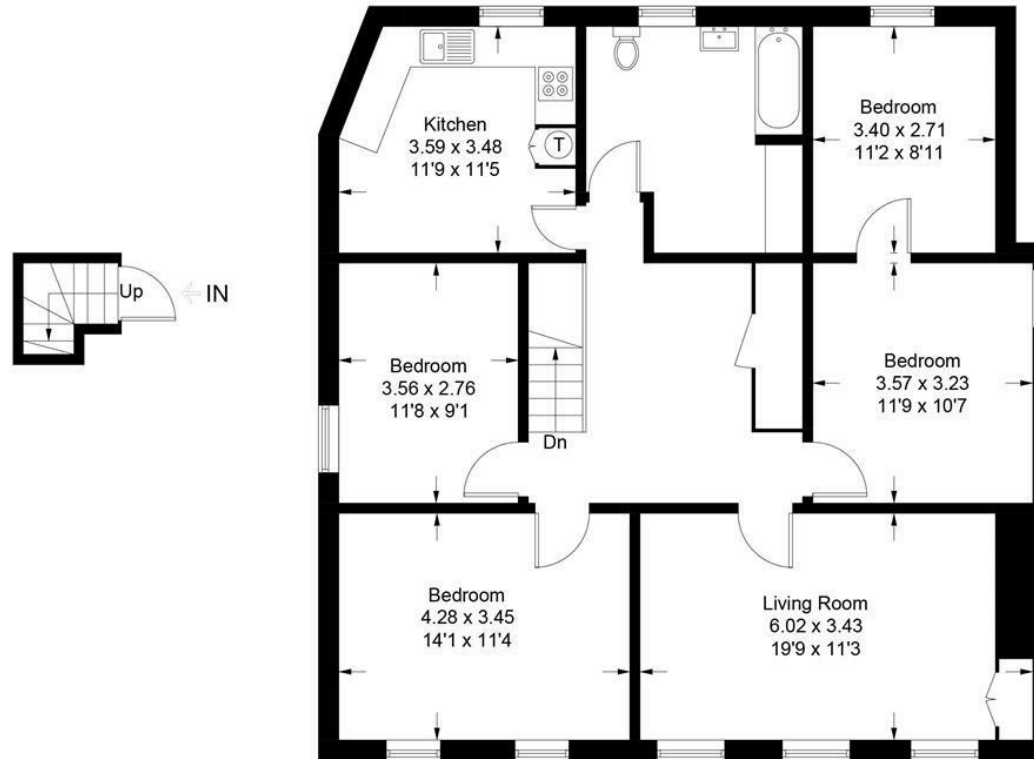
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 Years
Service Charge	To be confirmed



Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft



 = Reduced headroom below 1.5m / 5'0"



First Floor

Top 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. (ID895619)

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