



12 Parsonage Close, Westcott, Dorking, Surrey, RH4 3PE

Price Guide £189,000



- FIRST FLOOR APARTMENT
- POPULAR VILLAGE LOCATION
- GOOD SIZE KITCHEN
- IDEAL FOR FIRST TIME BUYER/INVESTOR
- GAS CENTRAL HEATING
- HOUSING ASSOCIATION BUILD
- ONE DOUBLE BEDROOM
- GENEROUS LOUNGE/DINER
- RESIDENTIAL CUL-DE-SAC
- LOW OUTGOINGS

Description

Quietly positioned in the charming residential cul-de-sac of Parsonage Close, Westcott, this delightful one-bedroom first floor apartment presents an excellent opportunity for first-time buyers or investors alike. This purpose-built flat which forms part of a well-regarded housing association development, offers a comfortable and inviting living space.

Upon entering, you will be greeted by a generous lounge/diner, perfect for both relaxation and entertaining. The well-laid-out kitchen is designed for practicality, making meal preparation a breeze. The property also features a white bathroom suite, ensuring a fresh and clean aesthetic.

With the added benefits of gas central heating and double-glazed windows, this home promises warmth and energy efficiency throughout the year. The location in Westcott provides a peaceful atmosphere while still being conveniently close to the amenities of Dorking.

This property is competitively priced, making it an ideal choice for those looking to step onto the property ladder or seeking a sound investment opportunity. Do not miss the chance to view this charming home in a sought-after area.

Situation

Westcott is a thriving village in the Surrey Hills, an Area of Outstanding Natural Beauty (AONB), with a real sense of community and belonging.

Located in a most convenient village centre location within a short walk of the church, pubs, convenience shops, primary school, the village green and reading rooms as well as nearby doctor's surgery.

Dorking Town Centre is within approx. 1.7 miles and offers a comprehensive range of facilities with a selection of supermarkets including Waitrose and Marks and Spencer, many other local and national shops and restaurants including Michelin rated Sorrel.

The area offers some of the County's finest walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill and Headley Heath all on the doorstep. Denbies, the UK's largest vineyard, is set just outside of the town and offers tours, eating and wine tasting experiences and wonderful countryside.

Dorking Mainline and Deepdene railway stations offer services North to London, South to Horsham and the coast, West to Guildford and beyond, and East to Reigate, Redhill & beyond. The M25 can be accessed at Junctions 8 and 9, Reigate and Leatherhead.

Tenure

Leasehold

EPC

C

Council Tax Band

B

Lease

125 years from 05/09/1993

Service Charge

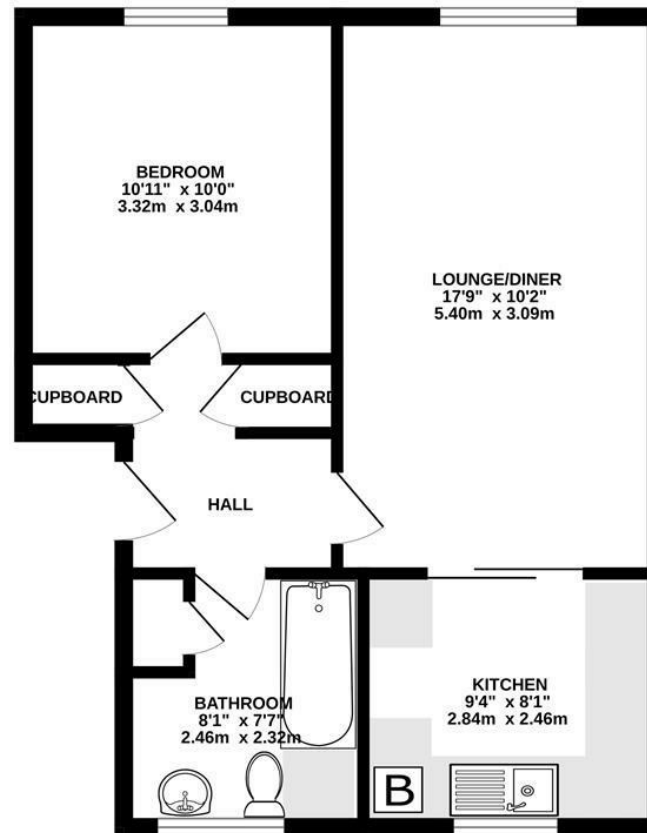
£156.19p paid every 3 months

Ground Rent

£10 p.a.



FIRST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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.

