



6 Kirkstall St. Pauls Road West, Dorking, Surrey, RH4 2HU

Price Guide £290,000



- PURPOSE-BUILT APARTMENT
- SITUATED ON 2ND (TOP) FLOOR
- SLIDING MIRROR WARDROBES
- MODERN WHITE BATHROOM
- CHAIN-FREE PURCHASE
- TWO DOUBLE BEDROOMS
- STUNNING VIEWS TOWARDS RANMORE
- FITTED KITCHEN
- TWO COVERED CAR PARKING SPACES
- TOWN LOCATION

Description

Possibly one of the most sought after two-bedroom top (second) floor apartment in this development, situated within a highly desirable location in Dorking, just moments from Dorking High Street and its excellent range of shops, cafés, and transport links.

The property has been thoughtfully designed providing flexible and spacious accommodation throughout. A generous double-aspect lounge provides a bright and welcoming living space, with stunning views towards Ranmore and Denbies Wine Estate. The generous fitted kitchen could benefit from some updating, but offers ample storage.

Both well-proportioned bedrooms accessed via the hallway, benefit from fitted wardrobes with sliding mirror doors. The modern bathroom suite comprises a panelled bath, wash hand basin, and w.c.

Further benefits include the well-kept communal hallway and stairs, two allocated, covered, tandem parking spaces, and an additional secured storage cupboard within the development. The property is sold with a share of the freehold, self managed by the residents of the property. An excellent opportunity to acquire a rarely available apartment in a prime central Dorking location. Early viewing comes highly recommended.



Situation

Located in the heart of Dorking and moments from the High Street, Kirkstall can be found along St. Pauls Road West, at the junction of Horsham Road .

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging 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 situated at both Leatherhead and Reigate, at junctions 9 & 8.

Tenure

Leasehold - Share of Freehold

EPC

C

Council Tax Band

C

Lease

999 years from 1974

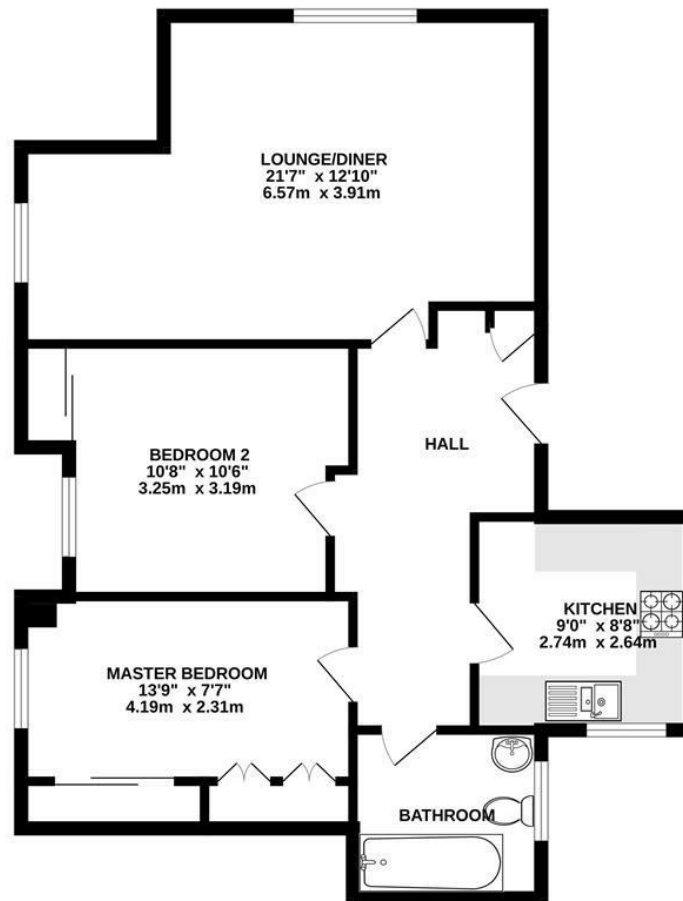
Service Charge

£210 pcm

Ground Rent

Peppercorn

GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 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.
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