



**SEYMOURS**

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## Ashurst Place, Dorking RH4

Guide price £485,000

- Ground floor apartment
- Three excellent bedrooms
- Spacious kitchen/diner
- Impressive reception room with electric fire
- En suite shower room
- Delightful private decked garden
- Modern bathroom
- Covered parking & visitors parking available
- Close by to Dorking town centre.
- Short walk to train stations & excellent schools





### **\*\*NO ONWARD CHAIN\*\***

A bright and spacious, three-bedroom ground floor apartment with over 1152 sq ft of accommodation, allocated covered parking, private decked garden. Situated in a sought after small development within walking distance of Dorking high street and mainline train stations.

The apartment is accessed via a front communal entrance door with telephone entry system but you can also use the rear private access if you like.

Starting in the spacious hallway which provides access to all the rooms and further benefitting from two very useful storage cupboards. The real centrepiece to this wonderful home is the impressive 23'5 x 13'7 ft open plan living/dining room which has been designed to be the heart of the home with electric fireplace and French doors opening out into your own private garden. Flowing through double doors into the kitchen which has been fitted with an array of modern floor to ceiling units complemented by ample work top space, all the expected integrated appliances, space for a kitchen table and chairs as well as further double doors opening out into the garden. The master bedroom is an excellent 17'2 x 16'1 ft with several built in wardrobes further benefitting from its own private en suite shower room. Bedroom 2 is a spacious double with built in wardrobes and bedroom 3 is a generous single. Finishing off the accommodation is the bathroom completed with a modern white suite.

### **Outside**

The garden is yet another wonderful benefit to this apartment including a full width decked area which steps down to a communal area of lawn creating the ideal space for al fresco dining or simply enjoying on a warm summers day. There is also a useful rear access gate with direct access to the car port which provides allocated parking for one car and further visitors parking available.

### **Leasehold**

The property is leasehold with 982 years remaining with a service charge £655 per year and ground rent is £175 per year.

### **Location**

This property is within a short walk from Dorking's mainline train stations, The Ashcombe School and 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 railway station (London Victoria and London Waterloo in approx. 50 minutes) being a very short walk away. The M25 is accessed north via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

**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.

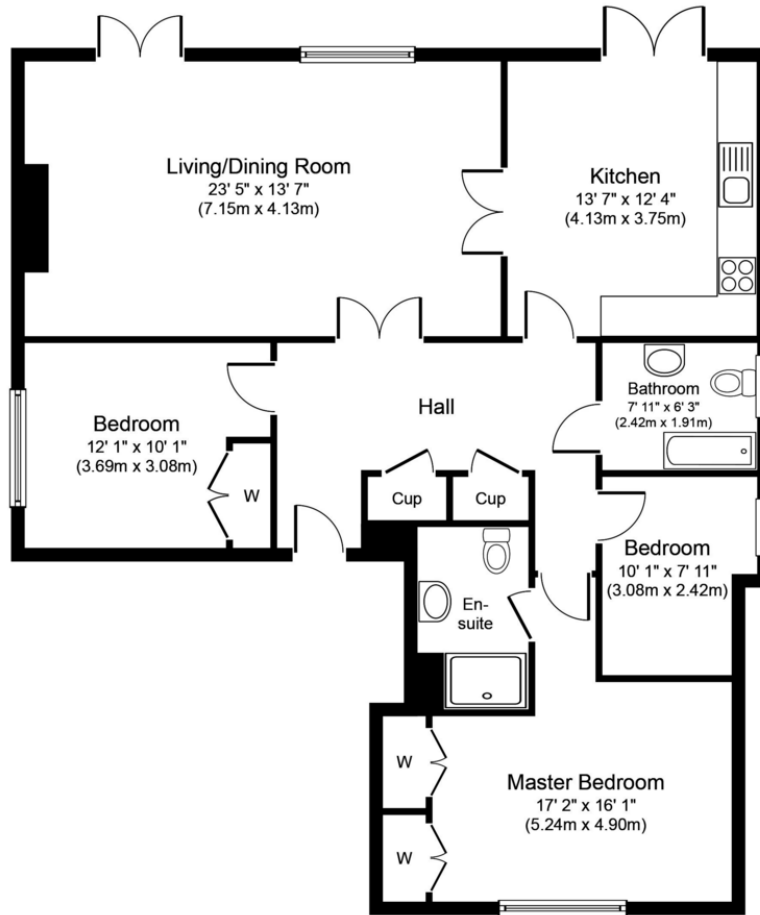




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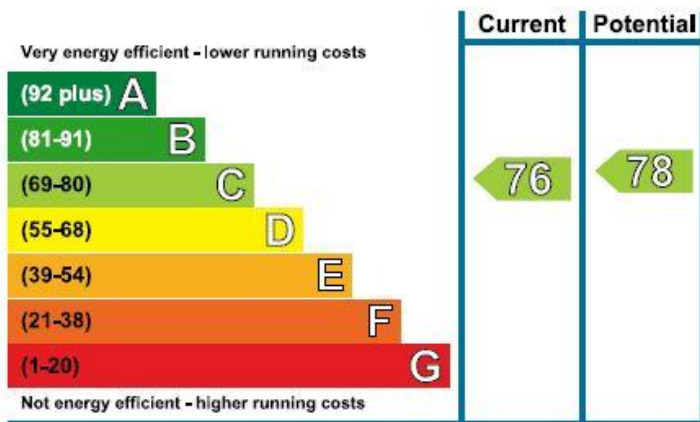
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**Approximate Floor Area**  
**1,152 sq. ft.**  
**(107.0 sq. m.)**

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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#### COUNCIL TAX BAND

Tax band F

#### TENURE

Leasehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

27 South Street, Dorking,  
 Surrey, RH4 2JZ

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674



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.