



Flat 4, The Old Sandstone 11 The Chine, Dorking, Surrey, RH4 1AS

Asking Price £239,500



- GROUND FLOOR MAISONETTE
- OPEN PLAN KITCHEN/LIVING AREA
- HIGH CEILINGS THROUGHOUT
- EASY REACH OF M25, (JUNCTION 9)
- WITHIN WALKING DISTANCE OF DORKING MAINLINE STATION
- OWN PRIVATE ENTRANCE
- EXCELLENT SPECIFICATION
- PHOTOVOLTIC (PV) SOLAR PANELS
- ACCESS TO HEATHROW, GATWICK AIRPORTS
- DORKING TOWN CENTRE LOCATION

Description

Set in the heart of Dorking town centre, Old Sandstone comprises of just four, stunning one bedroom maisonettes. No 4, Old Sandstone is a contemporary ground floor maisonette with impressive high ceilings throughout, a double bedroom, separate bathroom, and kitchen/living area. The modern kitchen is fully fitted, complete with a range of integrated appliances and quartz worktop and has steps down that lead to a light and airy dining/living area.

The bathroom features elegant floor and wall tiles whilst contemporary sanitary ware, towel rail, and mirrored bathroom cabinet complete the look.

The property benefits from new double glazed windows and Photovoltaic (PV) solar panels helping to reduce household bills, and a 10 year build warranty. Conveniently located, minutes away from Dorking high street and within walking distance to Dorking mainline station.

The property is being sold with share of freehold.

Ground Rent - Peppercorn

Viewings by appointment.



Situation

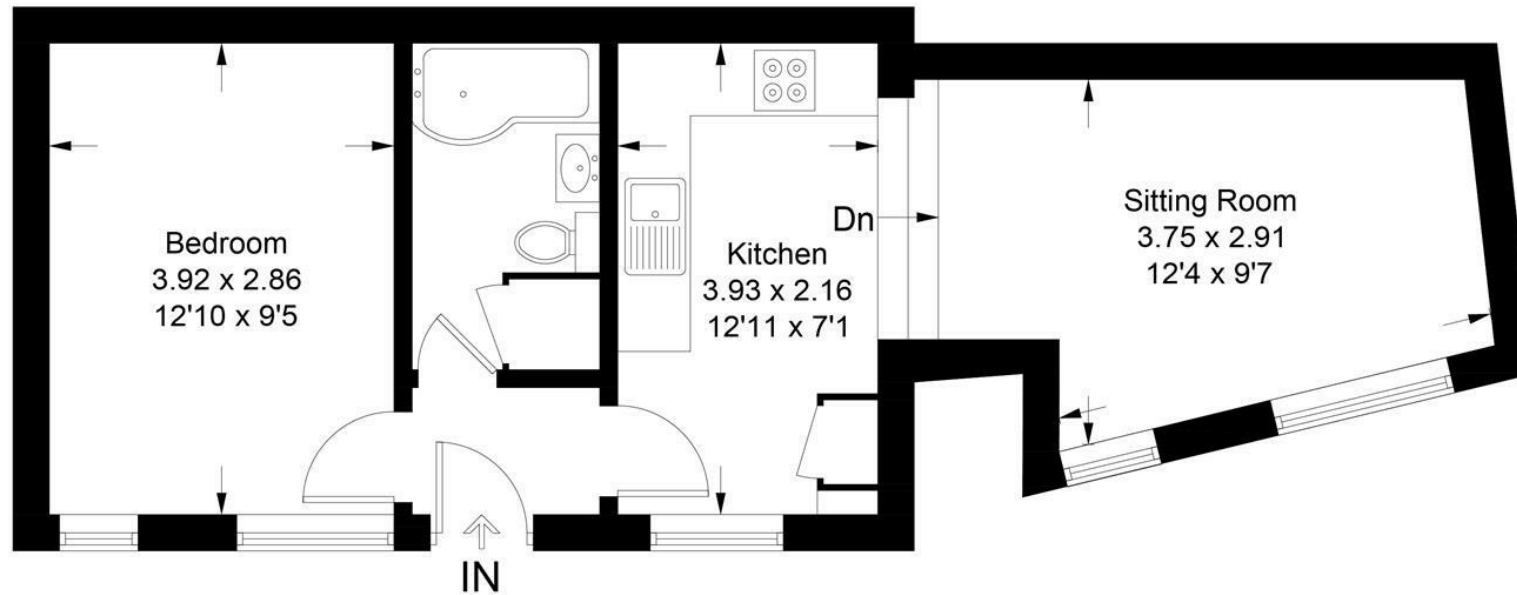
Old Sandstone is conveniently located, tucked away in a peaceful location moments from the highly desirable town of Dorking.

Perfectly positioned for shops, cafes, bars and restaurants as well as Waitrose, M & S, Sainsburys and Lidl supermarkets.

Excellent transportation links are close by. Dorking's main line stations are within easy walking distance and the M25, both London and Gatwick Airports are within easy reach.

Tenure	Share of Freehold
EPC	B
Council Tax Band	TBC
Lease	N/A
Service Charge	£750 p.a
Ground Rent	Peppercorn

Approximate Gross Internal Area = 39.3 sq m / 423 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. (ID907685)

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