





RIVERSIDE

DORKING, RH4 1PR

Spacious two bedroom top floor flat
Outstanding views across the North Downs
Short walk to Dorking stations

Private shared car park • Large lounge/dining room
Modern fitted kitchen • Quiet location
Share of Freehold • Large communal garden

NESTLED AT THE FOOT OF BOX HILL and next to the River Mole, this unique block enjoys an enviable countryside location whilst being only one hour from Central London. The well-presented top floor flat looks out over pretty gardens and a mill stream, with far-reaching views over open countryside owned by the National Trust and easily accessed via a public footpath adjacent to the block. The accommodation is spacious with a large lounge/dining room, modern fitted kitchen, two bedrooms, bathroom, and plenty of storage space. The property benefits further from a private shared parking area, large landscaped garden and a Share of Freehold.

Riverside is a quiet cul-de-sac off Leslie Road in Pixham Village, bordering the Surrey Hills Area of Outstanding Natural Beauty. Dorking town is within walking distance with its excellent shopping, sporting facilities, theatre/cinema and wide range of restaurants/pubs. Dorking is situated at the southern end of Mole Valley, at the junction of the A24 and A25, with junctions 8 and 9 of the M25 being a short drive away. The town is well-served by National Rail services, with its two main stations being less than 10 minutes walk from Riverside. Dorking (Main) provides frequent direct services northbound to both London Victoria and London Waterloo, and south to Horsham. Dorking Deepdene runs east/west with direct services to Redhill, Gatwick Airport, Guildford and Reading.



ACCOMMODATION

Communal entrance on mezzanine level between floors one and two with courtesy light and staircase up to third floor landing:-

ENTRANCE HALL

with tall storage cupboard and access to service duct.

MODERN FITTED KITCHEN

 12'1" × 5'10" (3.68m × 1.79m)

fitted with an excellent range of modern white wall and floor units, contrasting work surfaces and appliances, inset double drainer stainless steel sink unit with mixer tap. Under cabinet LED lighting. Free-standing cooker/double oven with stainless steel splashback and extractor hood over. Free standing fridge/freezer, dishwasher, cupboard unit with space and plumbing for fitted washing machine. Vinyl floor, under-plinth storage drawers, sealed unit double glazed window, rear aspect.

LIVING ROOM

 23'5" × 10' (7.14m × 3.06m)

Large sealed unit tilt-and-turn double glazed windows with views over garden and countryside. Room storage heater. Communal aerial/satellite and BT phone/broadband sockets

CORRIDOR with doors to bedroom and bathroom, large storage cupboard, airing cupboard containing water tank, hot water cylinder, shower pump and clothing racks.

BATHROOM

 6'5" × 5'10" (1.96m × 1.77m)

Modern white suite comprising panel enclosed bath with mixer tap and fitted pumped shower, partial glass shower screen and curved shower curtain rail. Extractor fan. Low level W.C. with hidden cistern in vanity unit with wash hand basin, mixer tap and cupboard below. Tiled walls, large mirror with concealed lighting above, automatic ceiling light.

MAIN BEDROOM

 13' into wardrobe × 8'11" (3.97m × 2.73m)

with fitted wardrobe in alcove, sealed unit double glazed window, wall mounted room heater, front aspect.

SECOND BEDROOM

 13' max × 7' (3.96m × 2.13m)

Sealed unit double glazed window, wall mounted room heater, wall mounted storage cupboards, front aspect.

OUTSIDE

PARKING AREA

To the side of the block is a private shared car park and communal waste/recycling bin store, with a ramp down to a second parking area and access to the garages and garden.

GARDEN

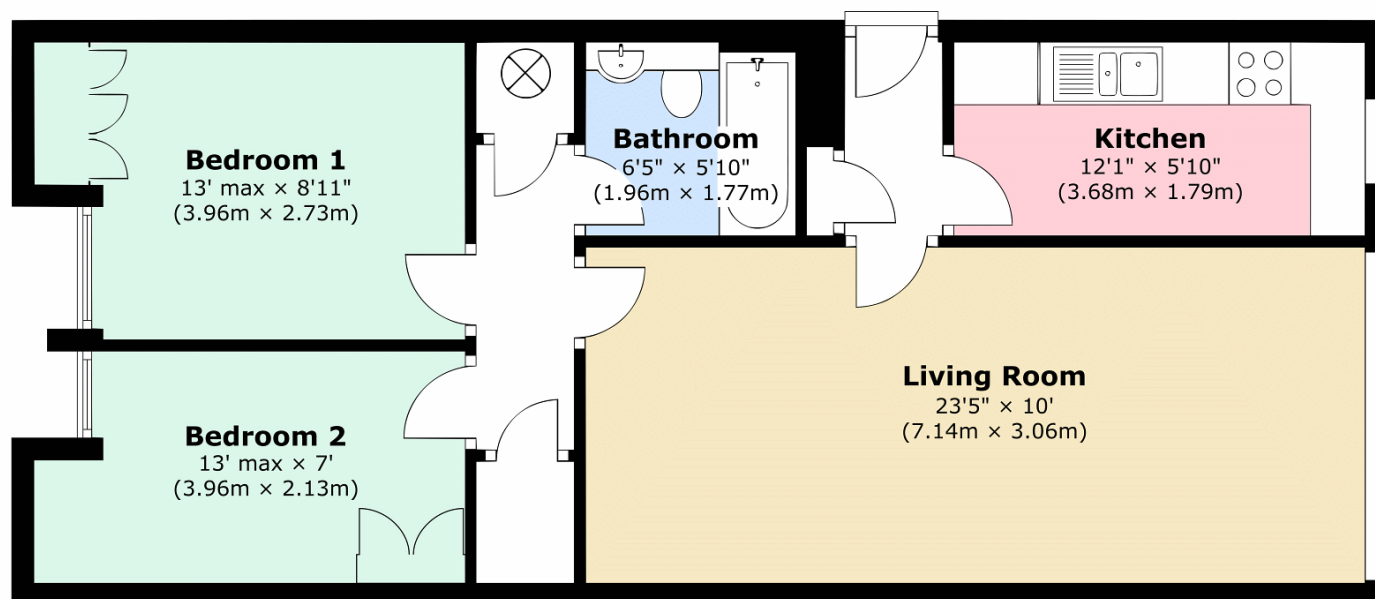
The communal gardens of approx 1/4 acre are mostly laid to lawn, extending around the back of the block and sloping down to the mill stream.





Top Floor Flat

Total floor area
approx 628.7sqft
(58.4sqm)



Please note this floorplan is not to scale and is for illustrative purposes only. All measurements are approximate.



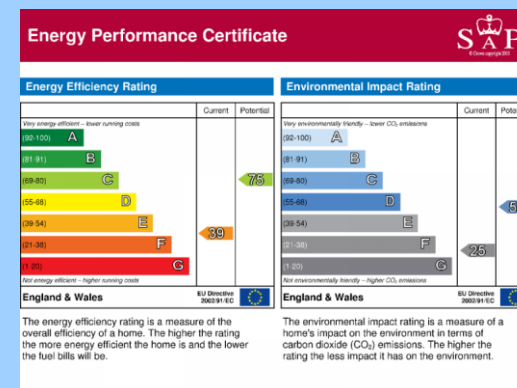
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SALES NOTES

1. Please note domestic electrical appliances have not been tested.
2. Mains 'Economy 7' electricity, water and drainage are connected to the property.
3. BT FTTC broadband available. Communal aerial supplies Freeview and Sky/Freesat services.
4. Council Tax: Mole Valley District Council Band B
5. Lease 999 years from October 1982
6. Please note that the block is undergoing external painting and decoration during September 2020 so a temporary scaffold tower may be in situ.
7. As per the Estate Agency Act of 1979 we are obliged to declare that the vendor of this property is an employee of Huggins Edwards & Sharp LLP.
8. Maintenance charge of £154.29 pcm which includes optional garage rental of £14pcm.

**VIEWING STRICTLY BY APPOINTMENT
THROUGH THE VENDORS AGENTS
HUGGINS EDWARDS & SHARP**

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