

£85,000 Shared Ownership

Clifton Heights, Horsham Road, Dorking, Surrey RH4 2DS



- Guideline Minimum Deposit £8,500
- First Floor with Two Juliette Balconies
- Bathroom plus En-Suite Shower Room
- Two Parking Spaces
- Guide Min Income Dual £34.1k | Single £40.4k
- Approx. 835 Sqft Gross Internal Area
- Underfloor Heating
- Short Walk to Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £340,000). A bright and well-presented flat just a short walk from the excellent range of shops and other amenities of Dorking town centre. The property is at entrance level but effectively first-floor due to the height difference across the site. There is a twenty-three-foot, dual-aspect reception room with south/south-east-facing Juliette balcony and a smart, open-plan kitchen which includes a new oven and integrated dishwasher. The main bedroom also has a Juliette balcony along with a fitted wardrobe and an en-suite shower room. The second bedroom is a good-sized double and both bedrooms share the same south/south-east aspect. The bathroom and entrance hallway are naturally lit, the windows are modern, double glazed units and there is underfloor heating throughout. Clifton Heights has pleasant communal grounds and a parking area that includes two spaces for this flat.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 10 days from 29/09/2007).

Minimum Share: 25% (£85,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £631.04 per month (subject to annual review).

Service Charge: £45.54 per month (subject to annual review).

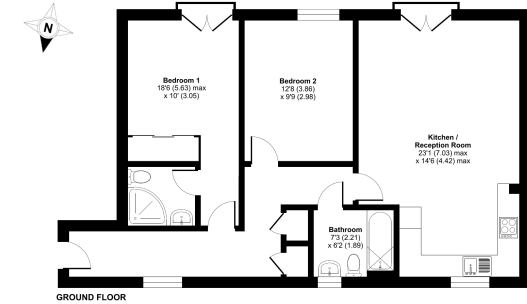
Guideline Minimum Income: Dual £34,100 | Single £40,400 (based on minimum share and 10% deposit).

Council Tax: Band E, Mole Valley District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Clifton Heights, Horsham Road, Dorking, RH4

Approximate Area = 835 sq ft / 77.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Residential: Intermediate Property Measurement Standards (RICS Recommended).
Produced for Urban Moves. SEP 15/2025

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room

23' 1" max. x 14' 6" max. (7.03m x 4.42m)

Kitchen

included in reception measurement

Bedroom 1

18' 6" max. x 10' 0" (5.63m x 3.05m)

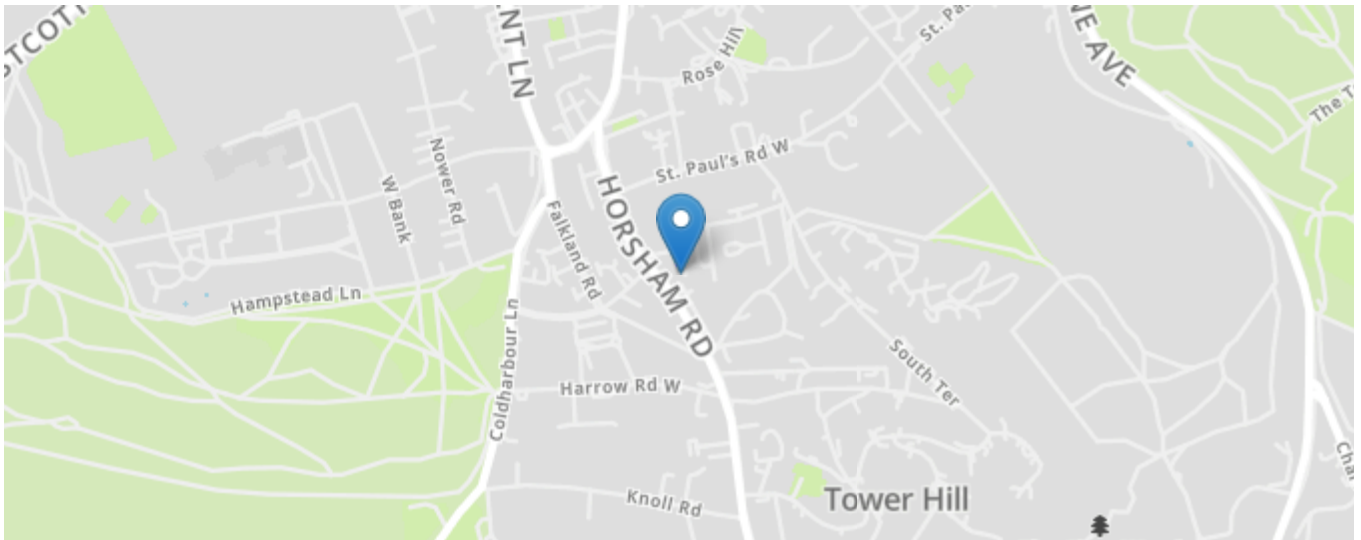
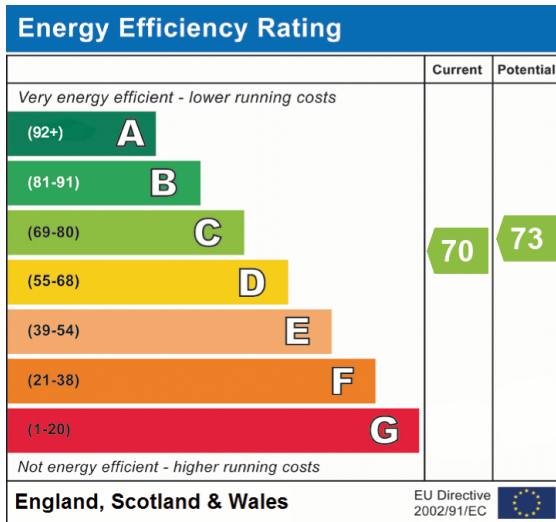
En-Suite Shower Room

Bedroom 2

12' 8" x 9' 9" (3.86m x 2.98m)

Bathroom

7' 3" max. x 6' 2" max. (2.21m x 1.89m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.