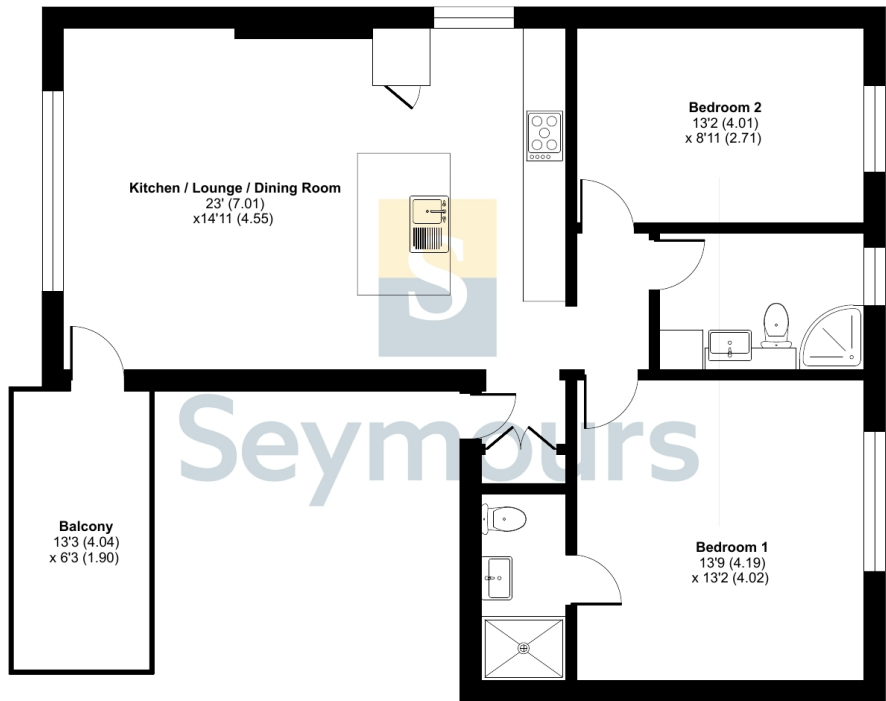


Guildown Road, Guildford, GU2

Approximate Area = 822 sq ft / 76.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1499715



FIRST FLOOR



**3 Southbanks, 32 Guildown Road
Guildford, Surrey, GU2 4ET**

£495,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 822 sq. ft
- Guildford 0.6 miles
- First floor apartment
- Impressive Victorian property
- communal garden
- Allocated parking for one car
- Located in the heart of Guildford
- Excellent transport links

Occupying part of an impressive Victorian residence dating back to 1866, Apartment 3 forms one of just five apartments created following the sympathetic conversion of the building in 1986. Enjoying an elevated position within this handsome period building on the highly sought-after Guildown Road, the apartment combines striking original character with beautifully presented contemporary accommodation.

Accessed via the beautifully maintained communal entrance hall with its impressive original staircase, the apartment opens into a welcoming entrance hall providing access to all principal rooms. The outstanding open-plan kitchen, sitting and dining room is undoubtedly the heart of the home, offering an exceptional entertaining space with high ceilings, ornate cornicing, large sash windows framing attractive elevated views, and an elegant fireplace. The bespoke kitchen is fitted with a comprehensive range of classic-style units, complemented by quality work surfaces, a central island with breakfast bar and integrated appliances, creating a seamless blend of character and contemporary living.

The principal bedroom is a generous double room benefitting from a beautifully appointed en-suite shower room. The second bedroom is also a comfortable double, making the apartment ideal for a range of buyers. Completing the accommodation is a contemporary shower room fitted with a walk-in shower, WC and wash hand basin, together with a utility area providing space for laundry appliances and additional storage.

Outside, the apartment enjoys a private balcony with far-reaching views across Guildford and the surrounding countryside, providing an ideal space to sit and relax. Residents also benefit from the use of attractive communal gardens surrounding the building, together with allocated parking.

Southbanks occupies a prestigious position on Guildown Road, one of Guildford's most desirable residential addresses, within easy reach of the town centre and mainline railway station. Guildford offers an excellent range of shopping, restaurants, cafés and leisure facilities, while the station provides regular services to London Waterloo in approximately 35–40 minutes. The nearby Surrey Hills National Landscape offers miles of beautiful countryside for walking, cycling and outdoor pursuits.

Length of lease: 999 years from 25/12/2016
Service charge: £3,000 per annum

Transport Links

Guildford 0.6 miles
London Road (Guildford) 1.2 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Share of Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Period property



Beautifully-presented

