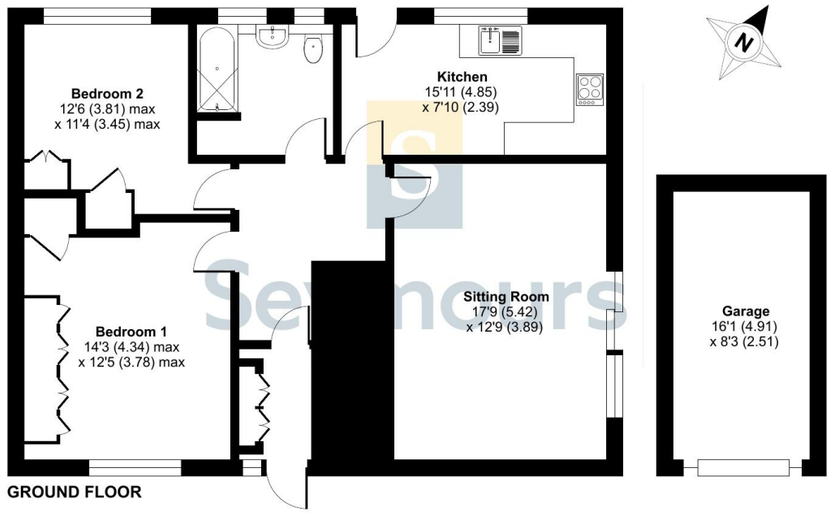
Floorplan

Pine Court, Cranley Road, Guildford, GU1

Approximate Area = 913 sq ft / 84.8 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1046 sq ft / 97.1 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1487924







Seymours











2 Pine Court, Cranley Road
Guildford, Surrey, GU1 2JF

£460,000 Offers Over

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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 1046 sq. ft
- London Road (Guildford) 0.5 miles
- Ground floor apartment
- Private garden
- Garage
- Communal parking
- Sought-after development
- Located in the heart of Guildford
- Excellent transport links
- Wide range of amenities nearby

A spacious and well-presented two bedroom ground floor apartment, enjoying the rare benefit of a private garden, together with a garage and communal parking. Situated in the sought-after Pine Court development on Cranley Road, the property offers generous accommodation in a highly convenient location close to Guildford High Street.

The welcoming entrance hall provides excellent storage and leads through to a particularly impressive dual-aspect sitting and dining room, filled with natural light and featuring sliding doors opening directly onto the private rear garden, creating an ideal space for both everyday living and entertaining. The well-appointed kitchen is fitted with a comprehensive range of units, integrated appliances and ample space for a breakfast table, while enjoying a pleasant outlook over the garden.

The principal bedroom is an exceptionally generous double room with an extensive range of fitted wardrobes, complemented by a second well-proportioned bedroom, also benefiting from fitted storage. Both bedrooms are served by a stylish, modern family bathroom fitted with a contemporary white suite.

Outside, the property enjoys a delightful private rear garden, thoughtfully landscaped with a generous lawn, mature trees, established planting and seating areas, providing a peaceful and secluded setting for relaxing or entertaining. Further benefits include a private garage, residents' communal parking and well-maintained communal grounds.

Pine Court occupies an established position on the highly regarded Cranley Road, one of Guildford's most desirable residential addresses. The town centre is within easy reach and offers an excellent selection of shops, restaurants, cafes and leisure facilities, together with Guildford mainline station providing fast and frequent services to London Waterloo. The area is also well served by highly regarded state and independent schools, while the nearby Surrey Hills, an Area of Outstanding Natural Beauty, offer miles of scenic countryside walks. The A3 provides convenient road links to London, the M25 and the south coast.

Length of lease: 999 years from 1963
Service charge & ground rent: N/A

Transport Links
London Road (Guildford) 0.5 miles
Guildford 1.7 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold

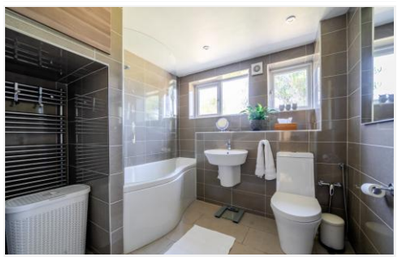


Spacious accommodation





Private garden



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

The Property Ombudsman
CTSI APPROVED CODE TradingStandards.uk