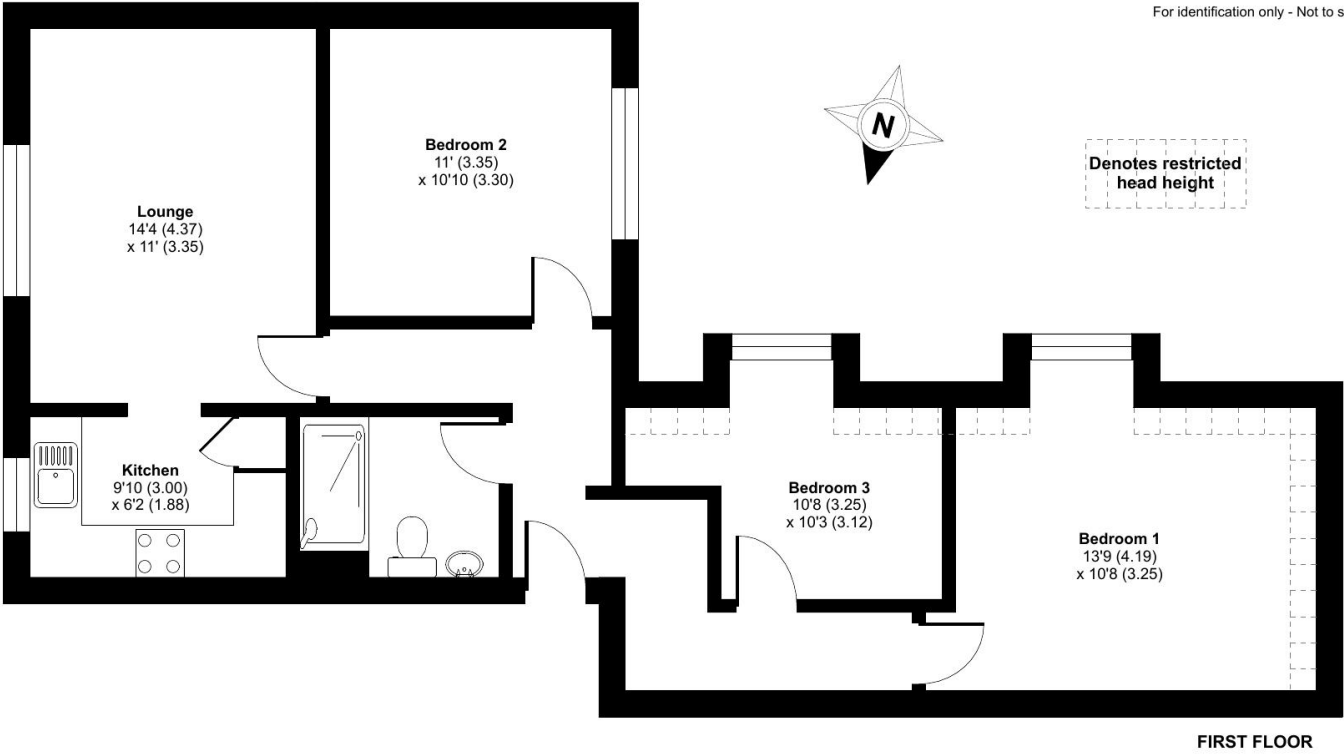


Burgess House, Angel Court, High Street, Godalming, GU7

Approximate Area = 747 sq ft / 69.3 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Total = 774 sq ft / 71.9 sq m
For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Seymours Estate Agents. REF: 922739



Flat 5 Burgess House, Angel Court, High Street, GU7 1EA

£350,000 Leasehold

An attractive three-bedroom first-floor apartment offering approximately 774 sq ft of versatile accommodation, situated within Angel Court, just moments from Godalming High Street. Featuring a spacious lounge, adjoining fitted kitchen, three bedrooms, a contemporary shower room and attractive wood-effect flooring throughout. An excellent opportunity for first-time buyers, professionals and investors, with Godalming's shops, cafés, restaurants and mainline station all on the doorstep.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	C	774	0.28 miles	Band D	Advised £960pa	Advised Peppercorn

Lease Length – 994 years remaining (Published October 2026)

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



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Occupying a highly convenient position within Angel Court, just moments from Godalming's historic High Street, this appealing three-bedroom first-floor apartment offers approximately 774 sq ft of well-arranged accommodation. Beautifully presented with neutral décor and attractive wood-effect flooring throughout, the property features a spacious lounge, adjoining fitted kitchen, three versatile bedrooms and a contemporary bathroom, making it an excellent choice for first-time buyers, professionals or investors.

Burgess House is an attractive red-brick building with decorative tile hanging and a distinctive arched entrance. Approached across a paved courtyard, the building creates a welcoming first impression.

The apartment opens into an entrance hallway leading to the principal accommodation. The spacious lounge is a bright and inviting reception room, featuring attractive wood-effect flooring, neutral décor and a generous window overlooking the neighbouring rooftops. Offering space for both relaxing and dining, the room flows through an open archway into the adjoining kitchen.

The kitchen is fitted with cream shaker-style cabinetry, contrasting dark work surfaces and tiled splashbacks, including an attractive pale green mosaic feature behind the hob. Appliances include a built-in oven, four-ring gas hob and stainless-steel extractor, with space for a washing machine. A window above the sink provides additional natural light.

Bedroom two is a well-proportioned double room with attractive flooring and a generous window, offering flexibility as a guest bedroom or home office. The contemporary bathroom features large-format neutral tiling, rainfall-style shower with glazed screen, a modern vanity unit and WC, together with useful recessed shelving.

Continuing along the hallway, bedroom three is another versatile room, featuring a recessed window and characterful sloping ceilings. The principal bedroom is positioned at the far end of the apartment and offers generous proportions, attractive flooring and a recessed window, with sloping ceilings adding further character.



Angel Court is superbly situated in the heart of Godalming, within a short stroll of the historic High Street and its excellent selection of independent boutiques, cafés, restaurants and everyday amenities, including the popular Godalming Deli and Gail's Bakery. The town also offers Waitrose, Sainsbury's and M&S supermarkets, together with a variety of leisure and recreational facilities.

For commuters, Godalming mainline railway station is approximately 0.3 miles away, providing regular services to London Waterloo. The nearby A3 offers convenient road connections towards Guildford, London and the South Coast.

The picturesque River Wey, Phillips Memorial Park, Godalming Bandstand and the surrounding Surrey countryside provide excellent opportunities for walking and outdoor recreation, further enhancing the appeal of this exceptionally convenient town-centre location.

