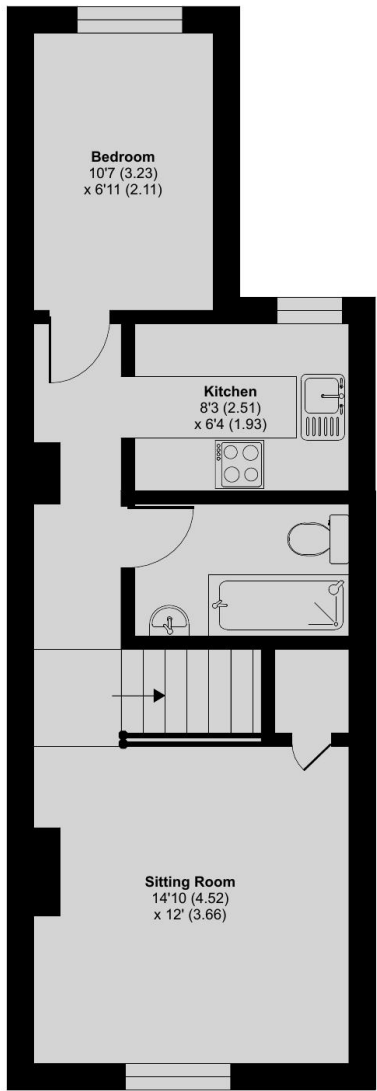


George Road, Godalming, Surrey, GU7

Approximate Area = 411 sq ft / 38.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Seymours Estate Agents. REF: 1388669



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	D	411	0.2 miles	Band B	NA	NA

Lease Length – 158 Years (December 2025)

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

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1200 PCM.

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.



Top Flat, 89 George Road, Godalming, GU7 3LU

£230,000 Leasehold

Characterful first-floor period apartment. Featuring exposed brickwork, stripped wooden floors and an original fireplace, this appealing home blends heritage charm with light-filled accommodation. Set within a traditional building in a convenient Farncombe location, it offers a generous sitting room, fitted kitchen and a comfortable double bedroom.



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Positioned on the first floor of an attractive period building, this characterful apartment makes an immediate impression with its blend of original features and well-balanced living space.

Stepping inside, the sitting room forms the heart of the home and is a particularly engaging space. Generous in its proportions, the room is defined by stripped wooden floorboards and an exposed brick chimney breast with an original fireplace creating a strong focal point. A front-facing window allows natural light to pour in, while the open feel of the room provides ample space for both seating and dining.

Set just beyond, the kitchen is neatly arranged and well-appointed with a range of wooden units topped by coordinated work surfaces and tiled splashbacks. The layout is efficient and practical, offering good storage and workspace, with space for appliances thoughtfully incorporated.

The bedroom sits quietly to the rear of the apartment and is a comfortable double, enjoying a calm outlook and a neutral finish that allows the period character of the building to shine through. Adjacent to this, the bathroom is smartly presented and fitted with a bath and shower over, wash basin and WC, completing the accommodation.

Throughout, the apartment enjoys a lovely sense of light and proportion, with period details lending warmth and individuality, while the overall presentation remains clean, simple and easy to personalise.



The apartment forms part of a traditional period building, set within an established residential street in Farncombe. Its first-floor position provides an elevated outlook, while the central location places the village centre, station and local amenities all within easy reach.

