Seymours











Flat 1, The Old House, 42 Church Road Guildford, Surrey, GU1 4NQ

£250,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating D
- 442 sq. ft
- Guildford 0.3 miles
- No onward chain
- Ground floor apartment
- One double bedroom
- Located in the heart of Guildford
- Excellent transport links
- Wide range of amenities within easy reach



Offered to the market with no onward chain, this one bedroom conversion apartment is situated within an attractive building on Church Road, within easy reach of Guildford High Street and mainline station. The accommodation combines a bright, bay-fronted living space with an open-plan kitchen, a double bedroom and a contemporary shower room.

The entrance hall includes a useful storage cupboard and provides access to each of the principal rooms. The spacious kitchen/sitting room forms the heart of the apartment, with a generous bay window bringing natural light into the seating area. Neutral décor and wood-effect flooring complement the room, which also provides space for a desk.

The kitchen is fitted with cream gloss wall and base cabinets, complemented by wood-effect work surfaces and white metro-tiled splashbacks. A built-in oven, hob and stainless-steel extractor hood are incorporated into the layout, while a breakfast bar provides a practical space for casual dining and defines the kitchen from the sitting area.

The double bedroom features a sash-style window, carpeted flooring and space for freestanding wardrobes and additional bedroom furniture. The shower room is finished with contemporary grey tiling and comprises a walk-in shower with a glass screen, a vanity basin with drawer storage and a concealed-cistern WC.

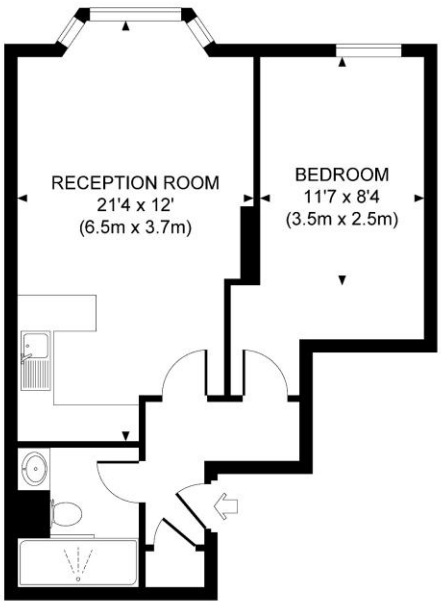
Church Road is conveniently positioned for Guildford's shops, cafés and restaurants, with Waitrose nearby and the historic High Street within easy reach. Guildford mainline station is approximately 0.3 miles away, offering direct services to London Waterloo, with faster journeys taking around 35–40 minutes. The A3 provides access to the M25 and wider motorway network, while the River Wey and surrounding Surrey Hills offer opportunities for walking and outdoor recreation.

Length of lease: 125 years from 29 September 2004
Service charge: Split of bills between 5 flats. For tax year 24/25 this was £936.32.
Ground rent: N/A

Transport Links
Guildford 0.3 miles
London Road (Guildford) 0.4 miles

Council tax band: Tax band C
Local authority: Guildford Borough Council
Tenure: Share of freehold

Approximate Gross Internal Area
442 sq ft / 41.1 sq m



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