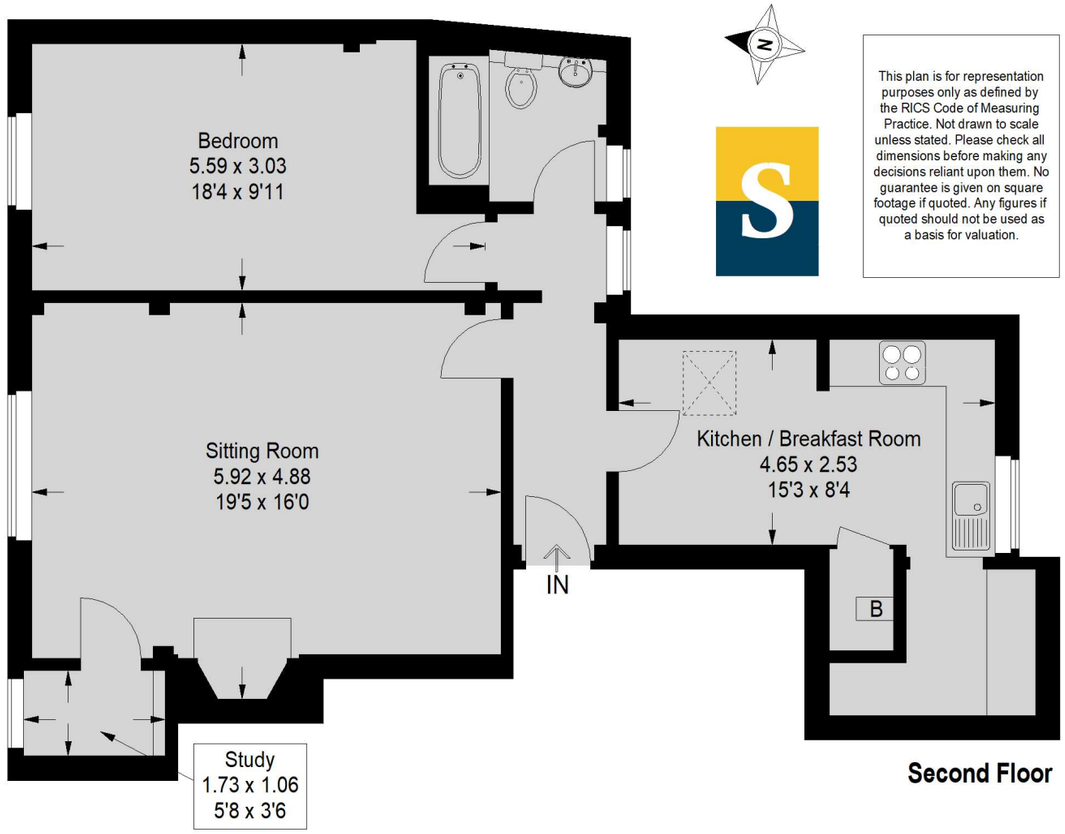
Tudor Lodge

Approximate Gross Internal Area
72 sq m / 775 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	D	775	0.22 miles	Band D	Advised £650 pa	Advised N/A

Lease Length – Advised 160 years remaining.

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.

Seymours

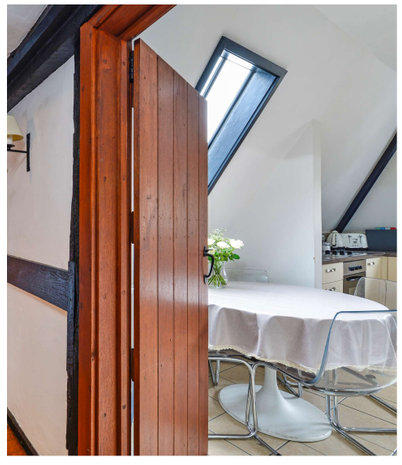


3 Tudor Lodge, High Street, Godalming, GU7 1AQ

£240,000 Leasehold

Charming and Chain Free, Grade II listed second floor apartment in central Godalming. Exposed brick fire surround and beams throughout. Bedroom with plush carpet, character beams, and leaded windows. Light and airy bathroom with full-size bath and overhead shower. Kitchen with cream shaker style cabinets, integrated appliances, and space for dining table beneath a perfectly placed sky light. Spacious living room with carpeting and area for a desk. Off street allocated parking. Close to local amenities, train station, and Waitrose.





116 - 118 High Street, Godalming, Surrey, GU7 1DJ | 01483 420 555 | sales@seymours-godalming.co.uk

Seymours

Your property partner for life

Welcome to this charming, Grade II listed, second floor apartment located in central Godalming, with 160 years remaining on the lease. Situated just 0.22 miles from the mainline train station, this deceptively spacious period property offers a truly unique living experience.

In the living room, you'll be greeted by the exposed brick fire surround and beautiful ceiling beams, adding character and charm to the space. The spacious living room features carpeting underfoot and ample space for relaxation. A dedicated area for a desk makes it ideal for those working from home and the convenient storage room helps keep things clutter-free.

The bedroom, with plush carpeting underfoot, exudes a calm and restful atmosphere. The character beams and leaded windows add a touch of elegance to the room. The bathroom, in white, is light and airy, featuring a full-size bath and an overhead shower. The sandy coloured mosaics provide a discerning finishing touch.

The kitchen, with its practical tiled floor, offers an 'L' shaped layout with cream shaker style cabinets and a large storage cupboard. Integrated electric hob and oven, a 1.5 bowl sink, and a dishwasher make meal preparation a breeze. The kitchen also offers dedicated space for a dining table beneath a skylight, perfect for entertaining. There's even a handy recess for laundry appliances, keeping them neatly out of sight.

An early viewing of this charming apartment is strongly recommended.



Located on Godalming's historic high street, this apartment is surrounded by local amenities such as cafes and shops, all on your doorstep. The Godalming mainline railway station is just a 5-minute walk away, providing easy access for commuting. The Waitrose superstore is also conveniently located just 0.25 miles away.

Outside, residents can enjoy the convenience of an off street allocated parking space.









