



Seymours



25a Highclere Burpham

£275,000 Guide Price

Arrange a viewing: 01483 300667

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating C
-  690 sq. ft
-  London Road (Guildford) 1.18 miles

- Leasehold
- 1st floor apartment
- Dedicated loft space
- Generous double bedrooms
- New boiler
- Private road
- Allocated parking
- Ultrafast broadband available



This charming top floor flat is located on a quiet private road and benefits from two allocated parking spaces and is located near excellent schools and amenities. It offers a well-planned layout with a bright and spacious feel throughout. The property benefits from a private loft space, providing both convenience and additional storage options.

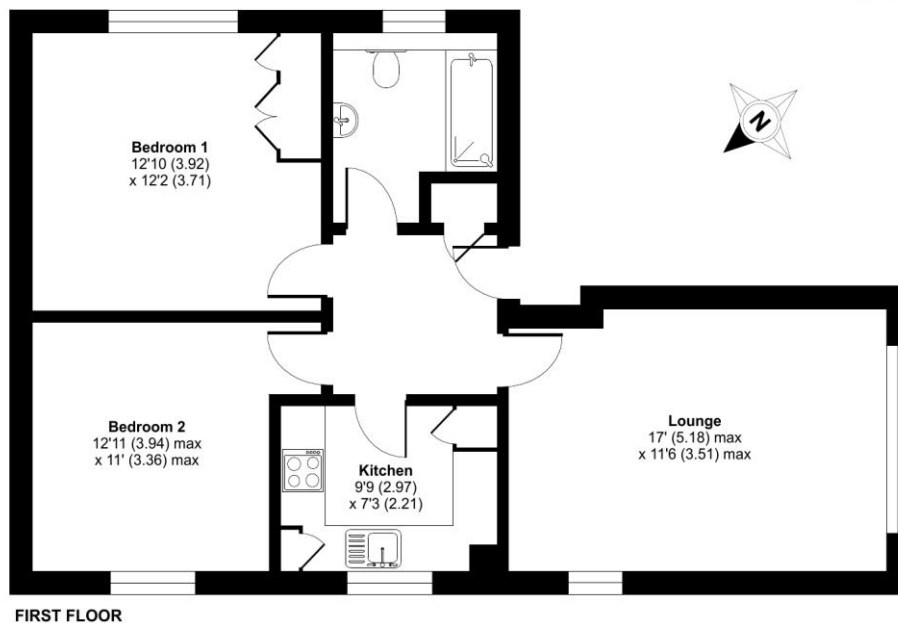
As you enter, you're welcomed by a spacious hallway that provides a warm and practical introduction to the home. The kitchen features light wood effect cabinets paired with grey countertops, with ample cupboard space, making it a practical and functional cooking area. The lounge is generously proportioned, featuring tasteful decoration and dual aspect windows that enhances the natural light and sense of space. It is perfect for relaxing or entertaining guests.

Both bedrooms are of good proportions. Bedroom one includes fitted wardrobes and still allows for ample additional furniture, while bedroom two is equally comfortable and versatile. The bathroom is well-appointed, featuring half-height tiled walls and a layout that maintains a comfortable sense of space.

The property is located in the popular village of Burpham approximately 2 miles east of Guildford Town Centre and within a short walk of the popular George Abbot School, Burpham Primary School, local shops and Sainsbury's and Aldi Supermarkets. Sutherland Memorial ground is nearby with its sports facilities and children's play area. There is a road connection with the A3 in Burpham, which connects with the M25 orbital motorway within a few minutes' drive.

Highclere, Guildford, GU1

Approximate Area = 690 sq ft / 64.1 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 2025. Produced for Seymours Estate Agents. REF: 1306106



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