



Seymours



44 Eaton Court Boxgrove

£275,000 Guide Price

Arrange a viewing: 01483 300667

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating E
-  744 sq. ft

- Leasehold, 932 years remaining
- Ground floor apartment
- Spacious living area
- Modern kitchen and bathroom
- Residents parking
- Ultrafast broadband available
- Service charge: £2160 pa
- School catchment area for Boxgrove Primary School, George Abbot Secondary School and Guildford High School



This well-presented ground floor apartment in Boxgrove offers a comfortable and practical layout, set within a pleasant residential development surrounded by greenery. The building is approached via a neatly maintained communal entrance, with attractive lawns and mature trees creating a welcoming first impression. Residents benefit from dedicated parking, adding everyday convenience.

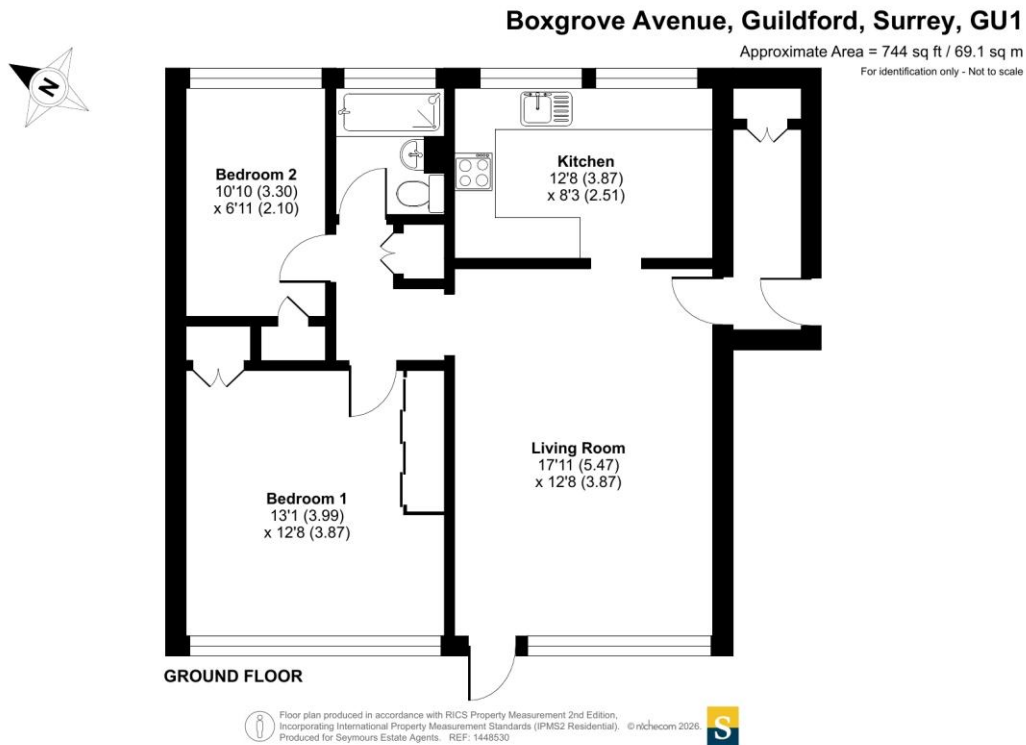
Inside, the property features a bright and spacious living room with a large window that allows plenty of natural light to fill the space while offering a pleasant outlook over the communal grounds. The room is well-proportioned, making it ideal for both relaxing and entertaining, with ample space for seating and dining arrangements.

The kitchen is thoughtfully arranged with a range of fitted units, work surfaces, and integrated appliances, providing a functional and efficient space for cooking. A window above the sink brings in natural light and adds to the airy feel of the room.

There are two bedrooms, including a generous main bedroom with built-in storage and a calm, neutral décor. The second bedroom is versatile and can serve equally well as a guest room, child's bedroom, or home office. Both rooms enjoy good natural light and a quiet outlook.

The bathroom is fitted with a modern suite, including a bath with overhead shower, wash basin, and WC, complemented by clean tiling and practical storage.

Overall, this apartment offers a comfortable and well-balanced home in a desirable location, ideal for first-time buyers, downsizers, or investors seeking a property with good access to local amenities and transport links.



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