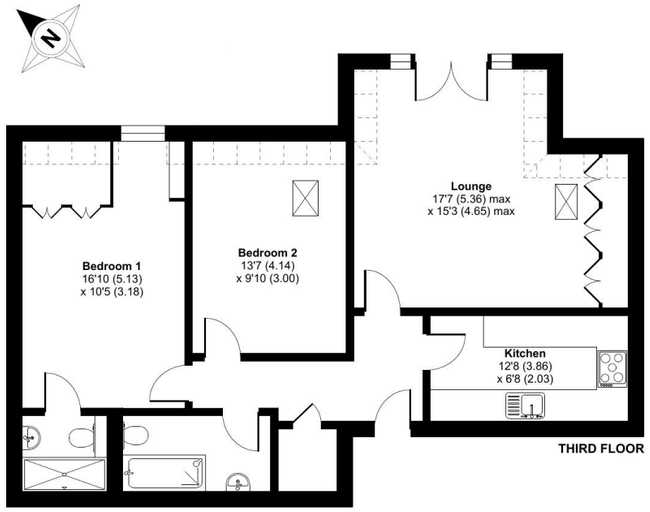
Floorplan

Prospect Court, Sydenham Road, Guildford, GU1

Approximate Area = 775 sq ft / 72 sq m
Limited Use Area(s) = 43 sq ft / 4 sq m
Outbuilding = 21 sq ft / 2 sq m
Total = 839 sq ft / 78 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: 1319585







Seymours











18 Prospect Court, Sydenham Road
Guildford, Surrey, GU1 3ST

£400,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 839 sq. ft
- London Road (Guildford) 0.25 miles
- Penthouse
- Allocated parking in a secure undercroft garage
- Beautifully-presented
- Central location
- Wide range of amenities nearby
- Excellent transport links

This beautifully presented penthouse apartment is located in a well-maintained development on Sydenham Road in central Guildford. The property includes allocated parking in a secure undercroft garage.

The property offers two generously sized bedrooms, including a principal suite complete with en-suite shower room. The second bedroom is served by a separate modern bathroom, which is finished to a high standard.

The spacious open-plan lounge and dining area benefits from vaulted ceilings and leads directly to a private balcony, offering expansive views over the rooftops of Guildford and towards the surrounding countryside. The kitchen is stylishly appointed with sleek white cabinetry and integrated appliances, making it ideal for both everyday living and entertaining.

This apartment combines convenience, character, and quality, all within a short stroll of Guildford's High Street, restaurants, and mainline station.

Leasehold
Length of lease: 98 years remaining
Ground rent: N/A
Service charge: £2,946 PA
Review period: Annually

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline.

Transport Links
London Road (Guildford) 0.25 miles
Guildford 0.56 miles

Council tax band: Tax band F
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Central location





Far reaching views

