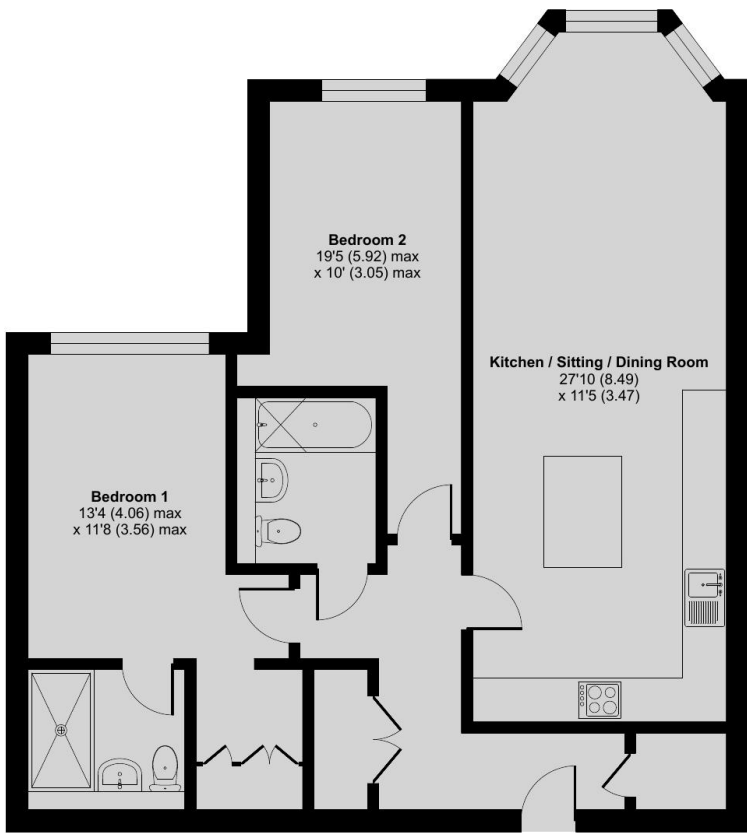


Croft Road, Godalming, Surrey, GU7

Approximate Area = 894 sq ft / 83 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Seymours Estate Agents. REF: 1374897



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	B	894	0.6 miles	Band D	£2500 PA	£500 PA

Lease Length – 245 years

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 £1750 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.



2 Amber Lodge , Croft Road, Godalming, GU7 1BG

£485,000 Lease hold

Elegant ground floor apartment in a prestigious Godalming development. Set within an attractive building that blends classic architectural styling with contemporary interiors, this beautifully presented two-bedroom, two-bathroom home offers effortless modern living just moments from the High Street and mainline station. With a superb open-plan layout, bay-fronted sitting area, stylish kitchen, and allocated parking, it's a sophisticated sanctuary in the heart of town.



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Immaculately presented and enviably located, this exceptional ground floor apartment combines the ease of modern living with the charm of traditional design. Set within a highly regarded development on Croft Road, its beautifully detailed exterior of brick and stone detailing gives an immediate sense of quality and distinction.

Once inside, the apartment’s impressive sense of space is instantly apparent. A wide entrance hall with built-in storage leads through to a stunning open-plan kitchen, sitting, and dining room - the perfect space for both relaxing and entertaining. The bay window frames three leafy views of the communal gardens, while soft neutral tones and wood-effect flooring create an inviting and cohesive aesthetic throughout.

The kitchen is beautifully appointed with smooth matte-finish cabinetry, composite stone worktops, and a sociable central island with matching surfaces. Integrated appliances and sleek chrome fittings complete the refined contemporary design, providing an ideal balance of style and practicality. There’s abundant space for dining or hosting, with the seamless layout lending itself beautifully to modern lifestyles.

Both bedrooms are generous doubles, each finished to a high standard and enjoying a calm, restful ambience. The principal bedroom features fitted wardrobes and a stylish en-suite shower room with large format tiling, while the second bedroom sits adjacent to a chic main bathroom complete with a shower-over-bath, recessed shelving and a wall-mounted vanity unit.

Throughout the property, the attention to detail is evident - from the solid internal doors and recessed lighting to the beautifully balanced colour palette that enhances the natural light.



Set within well-maintained landscaped grounds, the apartment benefits from a peaceful outlook with manicured lawns and established borders. The development’s attractive setting on Croft Road ensures both privacy and convenience, with Godalming’s vibrant High Street, shops and cafes just a short stroll away. For commuters, Godalming station is within easy walking distance, providing regular services to London Waterloo in around 45 minutes.

There is allocated residents’ parking and secure communal entrances with video entry system providing peace of mind.

