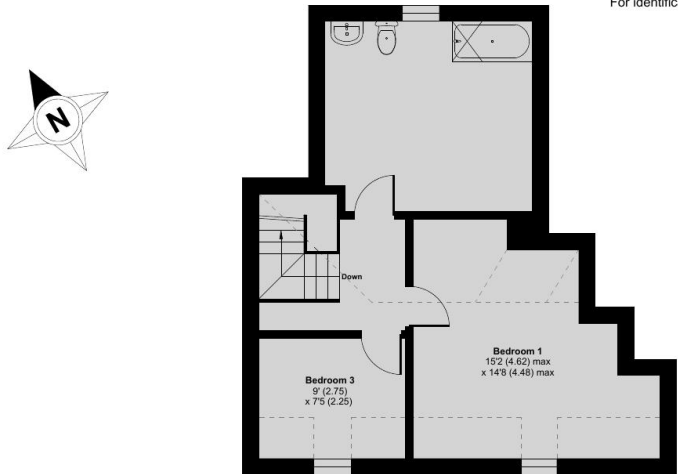


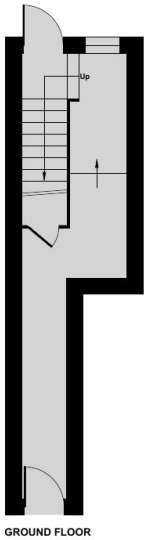
Denotes restricted head height

Wharf Street, Godalming, Surrey, GU7

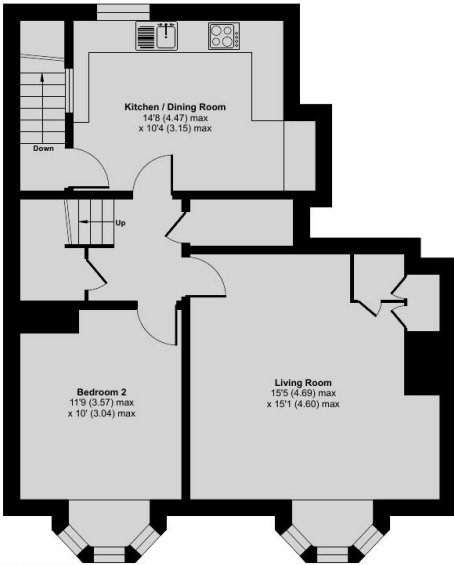
Approximate Area = 978 sq ft / 90.8 sq m
Limited Use Area(s) = 285 sq ft / 26.4 sq m
Total = 1263 sq ft / 117.2 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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: 1384677



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	E	978	0.4 miles	Band C	Ad Hoc	None advised

Lease Length – 999 year lease.

Services - The property has mains water, electricity, 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.



3A Wharf Street, Godalming, GU7 1NN

£350,000 Leasehold

Beautiful period apartment in the heart of Godalming. Recently renovated and offering generously proportioned rooms, elegant bay windows and a stylish modern kitchen, this character-filled home spans the upper floors of a handsome historic building above a local coffee shop. With three versatile bedrooms, a spacious living room and a large top-floor bathroom, it delivers superb town-centre convenience paired with surprising space and charm.



Seymours

Your property partner for life



Perfectly positioned on the historic and atmospheric Wharf Street, this spacious period apartment offers an exceptional opportunity to enjoy stylish, modernised living right in the heart of Godalming town centre. Set above a well-regarded coffee shop and arranged across the first and second floors of an attractive traditional building, the property blends generous proportions with a suite of tasteful updates that enhance its original character.

A private entrance leads upstairs to a bright landing, revealing the impressive scale and versatility of the recently renovated accommodation. The first floor is centred around an excellent living room, where a broad bay window frames views over the surrounding period architecture and fills the room with natural light. Soft neutral décor, new carpeting and clean lines create a calming contemporary feel, while the generous proportions make it an ideal space for both everyday relaxation and entertaining.

Across the landing, the newly fitted kitchen/dining room forms a sleek and social heart to the recently renovated home. Gloss-fronted cabinetry, integrated appliances and expansive worksurfaces combine to create a highly practical and modern workspace, while dual-aspect windows ensure the room feels welcoming and bright. The generous footprint provides ample space for a dining table, making it perfectly suited to hosting, home cooking or casual breakfasts before heading into town.

Also on this level is a spacious double bedroom, featuring a wide bay window mirroring that of the living room. Finished in simple, elegant tones, it enjoys excellent natural light and offers a calm, versatile room ideal for use as a main bedroom, guest room or dedicated home office.

Together, the layout offers excellent flexibility - suited equally to those seeking a generous two-bedroom home with work-from-home space or a three-bedroom property in a prime central setting.



Stairs rise to the second floor, where the character of the building becomes wonderfully evident. Exposed timbers, angled ceilings and quirky alcoves bring charm to the upper level, which plays host to two further bedrooms. The large principal bedroom stretches out beneath the eaves, offering quiet seclusion and a superb retreat away from the main living spaces. A further bedroom provides an ideal space for guests, a study or a dressing room. This floor is completed by an impressively sized bathroom, featuring a full-length bath with shower over, contemporary flooring and excellent ceiling height. The scale of the room also presents opportunities for future enhancement if desired.

While the property does not include traditional gardens, it benefits from its own private courtyard-style space accessed from the kitchen. Enclosed and low-maintenance, this area provides a useful external spot for storage, bicycles, or simply stepping out for a breath of fresh air. Being located in the heart of Godalming, residents enjoy immediate access to an exceptional array of amenities on the doorstep - from independent cafés, bakeries and boutiques to riverside walks along the Wey Navigation.

