Seymours

8B, Sydney Road
Guildford, Surrey, GU1 3LJ

£500,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 1152 sq. ft
- London Road (Guildford) 0.34 miles
- Lower ground floor apartment
- Central location
- Private garden
- Two double bedrooms
- Period property
- Excellent transport links

This charming lower-ground floor apartment sits within an impressive period property in the heart of Guildford, offering a rare combination of character, private outside space and an exceptionally convenient location. The interior blends Victorian features with modern comfort, creating a warm and welcoming home.

The spacious reception room is a standout feature, with exposed brickwork, a striking fireplace and a wide bay incorporating glazed doors that open directly onto the patio. This creates a wonderful flow between indoors and outdoors, making the garden feel like an extension of the living space. The kitchen is full of character with its curved brick ceiling and modern fittings, while the bathroom has been beautifully finished with natural stone, a freestanding bath and a separate shower.

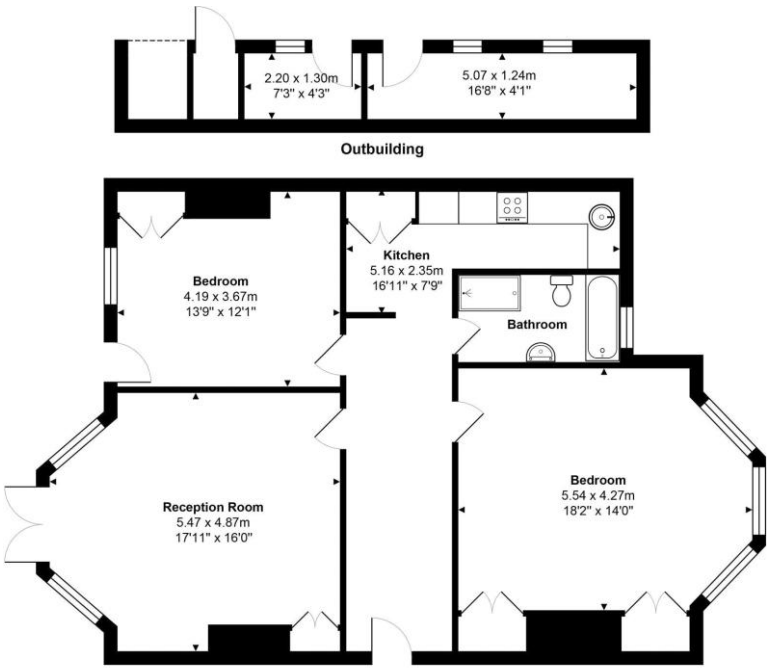
Both bedrooms are generous and attractively presented, with the principal room enjoying a lovely outlook over the garden. Outside, the private garden is surprisingly large for a home so close to the town centre, offering a patio for dining and a lawn surrounded by mature planting, providing a peaceful retreat.

Situated moments from Guildford High Street, the apartment places shops, cafes, restaurants, the Castle Grounds and mainline stations all within easy reach. It is an ideal home for those seeking charm, space and convenience in one of Guildford's most desirable locations.

Lease - 150 Years from 2018
Ground Rent - £500 PER ANNUM
Service Charge - As and when works are required
Permit parking

Transport Links
London Road (Guildford) 0.34 miles
Guildford 0.89 miles

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



Total Approx. Gross Internal Area 107.0 m² ... 1152 ft² (Including Outbuilding)
All measurements are approximate and for display purposes only. Not to scale.

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