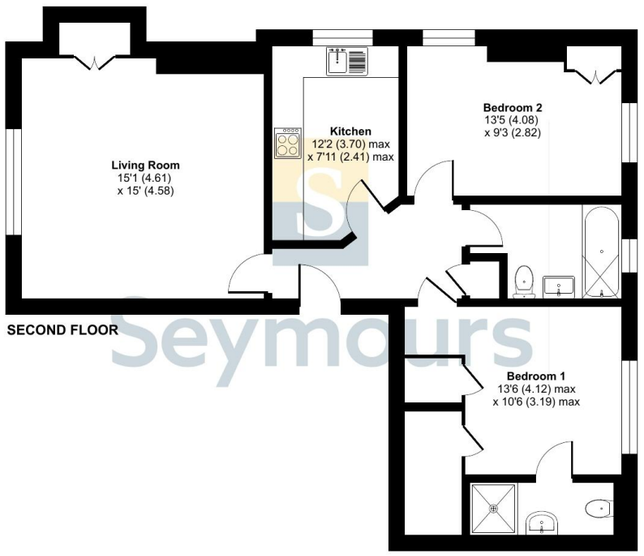
Floorplan

Guildown Road, Guildford, GU2

Approximate Area = 787 sq ft / 73.1 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 2026. Produced for Seymours Estate Agents. REF: 1400005







Seymours











5 Southbanks, 32 Guildown Road
Guildford, Surrey, GU2 4ET

£450,000 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
- 787 sq. ft
- Guildford 0.6 miles
- Top floor apartment
- Charming Period building
- Views across the Surrey Hills
- One allocated parking space
- Share of freehold with long lease
- Located in the heart of Guildford
- Excellent transport links
- Communal garden

Set on the top floor of this charming period building, this beautifully presented two bedroom apartment offers an exceptional blend of character features, generous proportions and truly breathtaking views across the Surrey Hills. With its impressive high ceilings and large windows throughout, the property feels wonderfully light and airy, creating a welcoming sense of space from the moment you step inside.

The accommodation is arranged around a central hallway and includes a stylish, well-fitted kitchen which is both practical and spacious, featuring a range of modern units and integrated appliances. The sitting room is a real highlight, offering an elegant and relaxing space with striking period detailing including a feature fireplace, while the large windows draw in an abundance of natural light and perfectly frame the far-reaching outlook. French doors open to a Juliet balcony, providing an ideal spot to enjoy the surrounding scenery.

There are two well-proportioned double bedrooms, both offering excellent comfort and flexibility. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the second bedroom and guests, both finished in a clean and contemporary style.

Outside, residents can enjoy access to a communal garden and the property also benefits from allocated parking. Positioned on Guildown Road, the apartment enjoys a highly regarded location close to Guildford town centre, with its excellent range of shops, restaurants and transport links, while also being ideally placed for access to countryside walks and the open landscapes of the Surrey Hills.

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.

Share of freehold
Length of lease: 990 years remaining
Service charge: £3,000 PA (approximately)

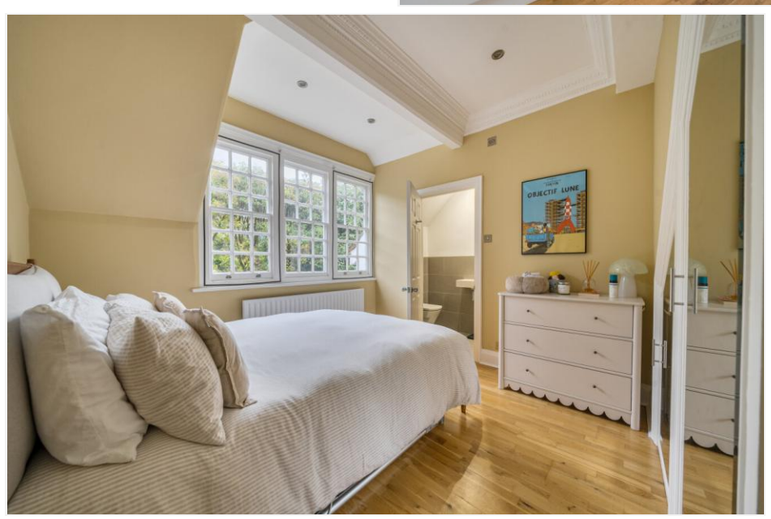
Transport Links
Guildford 0.6 miles
London Road (Guildford) 1.2 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Share of Freehold

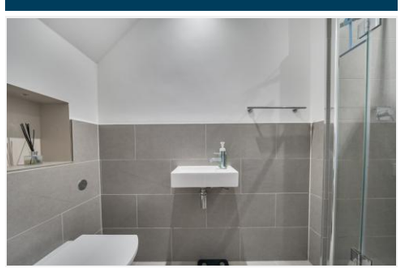


Beautifully-presented





Highly-regarded location



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