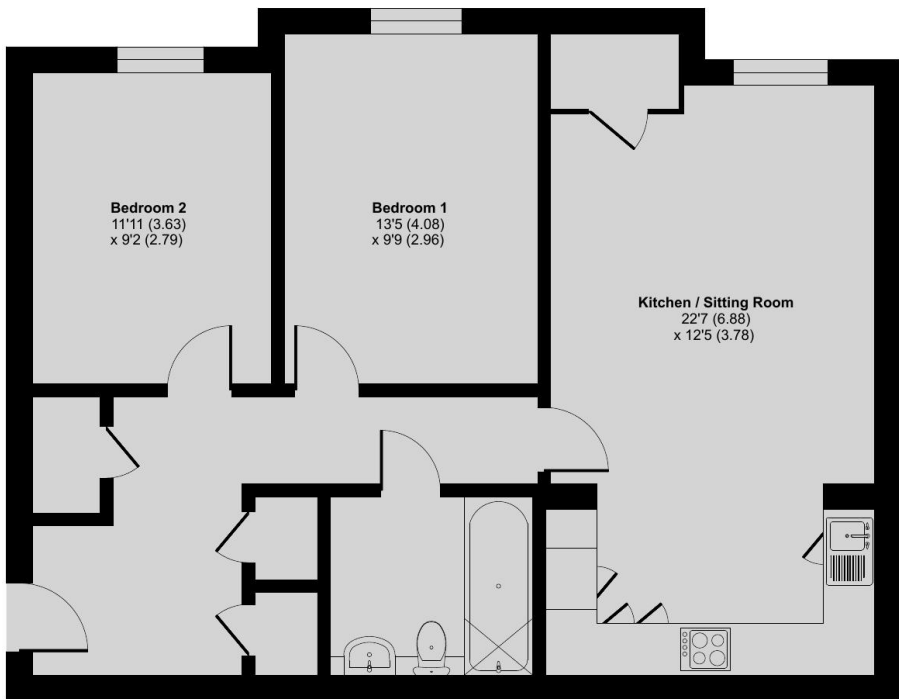


Grayling Close, Godalming, Surrey, GU7

Approximate Area = 762 sq ft / 70.7 sq m
For identification only - Not to scale



SECOND FLOOR



22 Grayling Close, Godalming, GU7 1AG

£269,500 Leasehold

A spacious and well-presented two-bedroom second floor apartment offering over 760 sq ft of bright, modern living, centred around an impressive open-plan kitchen and reception space, all set within a well-maintained development close to Godalming’s excellent amenities and mainline rail links.

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: 1420565



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	B	762	1.2 miles	Band D	£2178pa	£250pa

Lease Length – 125 years from 1st January 2016, 114 years remaining (2026)

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 £1500 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.



Seymours

Your property partner for life



A beautifully presented and generously proportioned two double bedroom second floor apartment, offering approximately 762 sq ft of bright, contemporary accommodation within this modern and well-maintained development in sought-after Grayling Close, Godalming.

The heart of the home is the impressive open-plan kitchen/sitting room, extending to over 22ft in length and creating a wonderfully sociable and versatile living space. The sitting area comfortably accommodates both seating and dining zones, enhanced by twin windows that draw in excellent natural light and provide a pleasant outlook. Generous proportions allow for flexible furniture arrangements, making the room equally suited to relaxed evenings or entertaining guests.

The kitchen is smartly fitted with a comprehensive range of modern high-gloss units complemented by generous work surfaces and integrated appliances, including oven, hob and extractor. There is further space and plumbing for additional appliances. Thoughtfully arranged in an L-shape, the layout maximises both storage and practicality. One of the storage cupboards houses a Vent Axia Sentinel Kinetic BH Heat Recovery Unit, newly replaced in November 2025, providing exceptional energy efficiency with up to 90% heat recovery and multiple control options to ensure effective ventilation throughout the property.

Both bedrooms are genuine doubles. The principal bedroom is particularly well-balanced, offering ample space for wardrobes and additional furnishings, while the second bedroom provides excellent flexibility as a guest room, home office or nursery. The bathroom is neatly presented and fitted with a white suite comprising bath with overhead shower, wash hand basin and WC, finished with stylish tiling for a clean, modern feel.



Externally, the development enjoys one allocated parking space with visitor spaces, and well-kept communal grounds to the rear, providing attractive green space and a pleasant setting. The building benefits from secure entry and well-maintained communal areas, reflecting the overall quality of the development.

Grayling Close is conveniently positioned within easy reach of Godalming town centre, offering an excellent selection of shops, cafés and restaurants, together with mainline rail connections to London Waterloo, making the property ideal for commuters, first-time buyers, downsizers or investors alike.

