

High Street, Godalming, Surrey, GU7

Approximate Area = 410 sq ft / 38 sq m
Outbuilding = 37 sq ft / 3.4 sq m
Total = 447 sq ft / 41.4 sq m
For identification only - Not to scale



76B High Street, Godalming, GU7 1DU

£250,000 Leasehold

A beautifully presented and highly individual one-bedroom town centre apartment tucked discreetly behind Godalming High Street, offering stylish open-plan living, a private courtyard garden with timber shed and a superb blend of character and contemporary finishes, all moments from the station and local amenities.

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: 1459201



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	447	0.31 miles	Band B	Advised None	Advised None

Lease Length – Advised 994 years remaining. (Published 2026).

Payments Relating to the Property – Annual payment to the freeholder for buildings insurance. Approx £490 pa.

Services - The property has mains water, electricity, electric heating and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1200 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.



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Hidden away behind the charming period frontage of Godalming High Street, this unique and stylish one-bedroom home offers surprisingly peaceful accommodation right in the very heart of town.

The property has been thoughtfully designed throughout, blending contemporary styling with character features including exposed brick and stonework, attractive wood-effect flooring and carefully considered lighting and storage solutions. The open-plan kitchen/sitting room creates a sociable and welcoming environment, with full-width glazed doors opening through to the conservatory and courtyard garden beyond, allowing natural light to flood the space.

The kitchen is fitted with stylish grey shaker-style cabinets complemented by solid wood worktops, teal metro tiled splashbacks and a tower oven, whilst a peninsular subtly separates the kitchen from the sitting area. Two pendant lights above the peninsular create an attractive focal point and add warmth to the room.

The bedroom enjoys a wonderfully cosy feel with a large skylight positioned above the bed, perfect for stargazing, together with cleverly concealed wardrobe storage hidden behind full-height curtains. The bathroom has been stylishly finished with white metro tiling, bespoke timber shelving and contemporary fittings.



To the rear, the conservatory provides an excellent transition between inside and out, opening onto a beautifully arranged courtyard garden with raised planters and a timber shed creating an ideal space for outside dining, entertaining or relaxing.

Situated in the very centre of Godalming, the High Street is on the doorstep, meaning cafés, restaurants, independent shops and mainline station are within easy reach. The mainline train station offers direct services to London Waterloo, whilst the surrounding Surrey Hills countryside and River Wey walks are also close by.

