

Martens Place, Nightingale Road, Godalming, GU7

Approximate Area = 594 sq ft / 55.1 sq m
Garage = 101 sq ft / 9.3 sq m
Total Area = 695 sq ft / 64.4 sq m
For identification only - Not to scale



FIRST FLOOR



7 Martens Place, Nightingale Road, GU7 2JA

£247,000 Share of Freehold

A spacious and well-proportioned first floor apartment offering generous and light-filled accommodation, together with communal gardens, garage and residents' parking, ideally positioned in the heart of Farncombe within walking distance of the mainline station and close to Godalming town centre.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2026. Produced for Seymours Estate Agents. REF: 1485166



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	594	0.36 miles	Band C	Advised £1200pa	Advised None

Lease Length – 984 years remaining (Published July 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.



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Occupying a peaceful first-floor position within the well-regarded Martens Place development in the heart of Farncombe, this generously proportioned two-bedroom apartment presents an excellent opportunity for first-time buyers, downsizers and investors alike. Extending to approximately 695 sq ft including the garage (594 sq ft of internal accommodation), the property enjoys bright, well-balanced living space, communal rear garden, a garage, residents' parking and is offered to the market with no onward chain.

The apartment is approached via an impressive communal entrance hall, shared with just one other apartment. Featuring exposed brickwork, a vaulted ceiling with skylights and generous space for seating, shoes and everyday storage, it provides a welcoming first impression before reaching the apartment's private front door. Stepping inside, a spacious central hallway, finished with plush grey carpeting which continues throughout much of the apartment, provides access to all principal rooms. A useful cloakroom/WC adds further practicality for both residents and visitors.

Positioned to one end of the apartment is the bright dual-aspect sitting/dining room, a well-proportioned reception space enjoying windows to two elevations which fill the room with natural light whilst providing ample space for both comfortable seating and a dining table.

Adjacent, the modern fitted kitchen has been thoughtfully designed with a range of contemporary units complemented by stone-effect worktops, attractive tiled splashbacks and wood-effect flooring. An integrated oven with gas hob and extractor hood is accompanied by space for additional appliances, while a rear-facing window provides a pleasant outlook.

The principal bedroom is a particularly generous double room benefitting from fitted wardrobes, allowing practicality without compromising floor space. Bedroom two is another well-sized room featuring fitted shelving together with built-in storage, making it equally suitable as a guest bedroom, nursery or home office.

Completing the accommodation is the family bathroom, fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC.



The property also enjoys access to communal gardens, which are predominantly laid to lawn, complemented by mature shrubs, established planting and trees beyond, providing a pleasant outdoor setting to enjoy throughout the year.

Further benefits include a private garage located within a nearby block, additional residents' parking, gas central heating and double glazing throughout.

Martens Place occupies a convenient yet tucked-away position in Farncombe, within easy walking distance of the village centre, where a selection of shops, cafés, supermarkets and everyday amenities can be found. The property is also just a short stroll from one of the area's popular local pubs. Farncombe mainline railway station is within easy walking distance, providing regular services to London Waterloo, making the property an excellent choice for commuters. Nearby Godalming, less than a mile away, offers an extensive range of independent boutiques, restaurants, cafés and leisure facilities centred around its attractive historic High Street. The surrounding area is renowned for its beautiful countryside, with the Surrey Hills National Landscape close by, providing exceptional opportunities for walking, cycling and outdoor pursuits.

