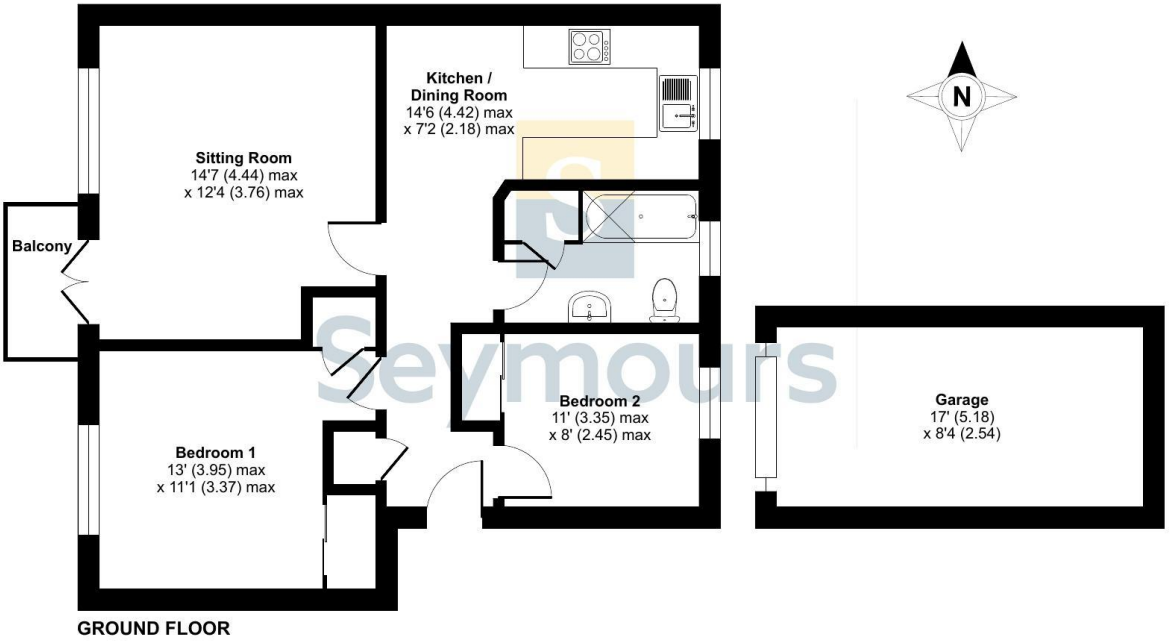


Culworth House, West Road, Guildford, GU1

Approximate Area = 670 sq ft / 62.2 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 812 sq ft / 75.3 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). © n/checon 2026. Produced for Seymours Estate Agents. REF: 1498109



Seymours



10 Culworth House, West Road
Guildford, Surrey, GU1 2AS

£325,000 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

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 812 sq. ft
- London Road (Guildford) 0.2 miles
- First floor apartment
- Garage
- Communal parking
- Located in the heart of Guildford
- Excellent transport links
- Wide range of amenities nearby

A well-proportioned two bedroom apartment forming part of Culworth House, conveniently positioned on West Road in Guildford. The property offers practical and comfortable accommodation, complemented by a private balcony, garage and communal residents' parking.

The accommodation is arranged around a central entrance hall, which provides access to the principal rooms. The sitting room is a particularly generous reception space with ample room for both relaxing and entertaining, together with direct access onto a private balcony overlooking the communal grounds.

The kitchen/dining room provides a separate and sociable space with fitted cabinetry, work surfaces and integrated cooking facilities, as well as room for a dining table. A window above the sink brings good natural light into the kitchen.

There are two well-proportioned double bedrooms, while the bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC, with the added benefit of a window providing natural light and ventilation.

Externally, the apartment enjoys the added benefit of its own garage, ideal for secure parking or additional storage, while communal residents' parking provides further convenience. The private balcony offers useful outside space and overlooks the established communal grounds.

West Road is situated in a highly convenient part of Guildford, within easy reach of the town centre and its extensive selection of shops, restaurants, cafés and leisure facilities. Guildford's mainline station provides frequent rail services to London Waterloo, making the location particularly appealing to commuters. The area is also well placed for access to the A3, connecting with the M25 and wider motorway network, while a variety of well-regarded schools and open green spaces can be found nearby.

Length of lease: 999 years from 01/01/2006
Service charge: £1,871.00 per annum
Ground rent: N/A

Transport Links

London Road (Guildford) 0.2 miles
Guildford 0.7 miles

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

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

