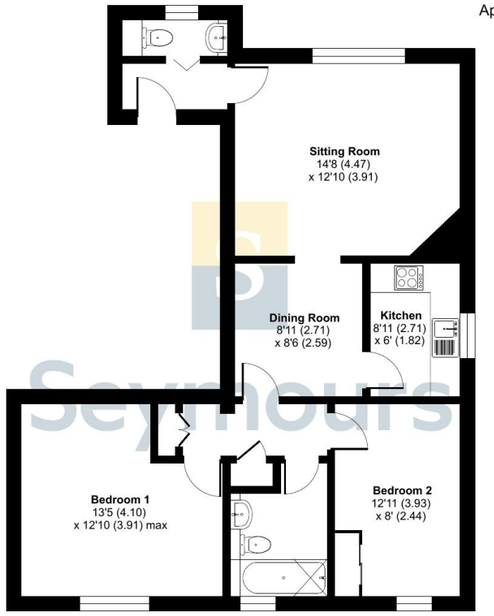
Floorplan

Guildown Road, Guildford, GU2

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1499610







Seymours











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

£425,000 Guide Price

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Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 760 sq. ft
- Guildford 0.6 miles
- Ground floor apartment
- Impressive Victorian property
- Private courtyard garden
- Allocated parking for one car
- Located in the heart of Guildford
- Excellent transport links

No onward chain. Occupying part of an impressive Victorian residence dating back to 1866, Apartment 2 forms one of just five apartments created following the sympathetic conversion of the building in 1986. Set within an attractive and peaceful position on the sought-after Guildown Road, the property combines period character with practical, well-balanced accommodation, and a private courtyard garden.

The apartment is accessed via an impressive communal entrance hall, showcasing the building's magnificent original staircase. Once inside, a welcoming entrance hall provides access to all principal rooms and includes a useful cloakroom for guests. The elegant sitting room is a particular feature, enjoying high ceilings, decorative cornicing, sash-style windows with beautiful stained glass detailing, and an attractive outlook. Adjoining the sitting room is a separate dining room, creating an ideal space for both everyday living and entertaining, with the kitchen positioned alongside and fitted with a range of wall and base units offering ample storage and workspace.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and an abundance of natural light. The second bedroom benefits from a dual-aspect outlook, making it equally suited as a guest bedroom or home office. The bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property enjoys the benefit of its own private courtyard garden, and there is parking available for one vehicle.

Length of lease: 999 years from 25/12/2016
Service charge: £3,000 per annum

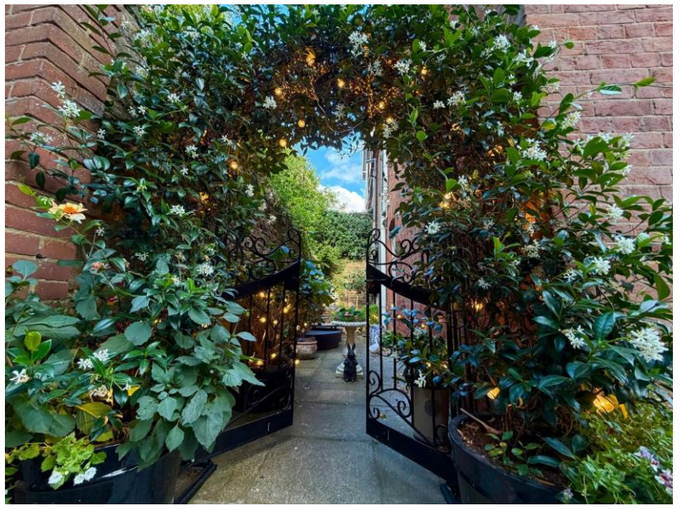
Transport Links
Guildford 0.6 miles
London Road (Guildford) 1.2 miles

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



Period property





Private courtyard garden



Viewings by appointment only
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