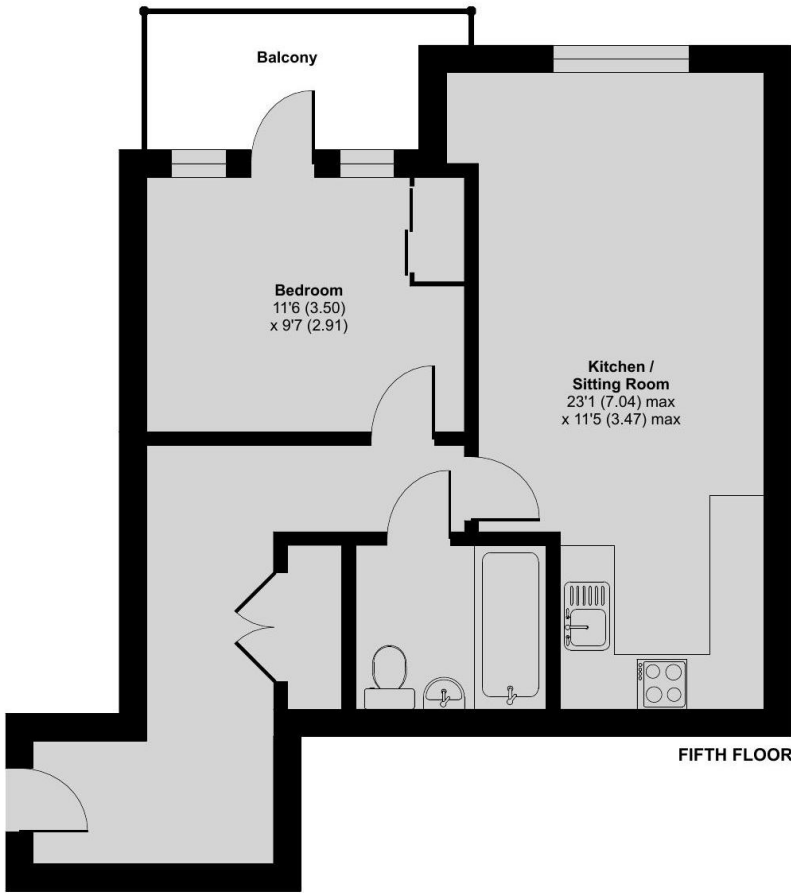


Edison House, Flambard Way, Godalming, GU7

Approximate Area = 531 sq ft / 49.3 sq m
For identification only - Not to scale



Flat 31, Edison House, Flambard Way, GU7 1FF

£250,000 Leasehold

A beautifully presented fifth-floor one-bedroom apartment in the heart of Godalming, offering approximately 531 sq ft of stylish, well-planned accommodation. Highlights include an impressive 23ft open-plan kitchen/sitting room, a generous double bedroom with fitted wardrobes, contemporary bathroom and a private covered balcony. Ideally placed for the High Street and Godalming mainline station, Edison House offers an excellent combination of modern living and town-centre convenience.

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: 1508291



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	B	531	0.6 miles	Band C	Advised £2,155.92 PA	Advised £345 PA

Lease Length – Advised 987 years 4 months remaining. (Published August 2026).

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

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 desirable position on the fifth floor of Edison House, this beautifully presented one-bedroom apartment combines contemporary interiors with a particularly convenient central Godalming setting. Extending to approximately 531 sq ft, the accommodation is thoughtfully arranged, with a generous open-plan living space, storage and a private covered balcony enjoying far-reaching views across the surrounding area.

The apartment opens into a welcoming entrance hall, from which the accommodation flows particularly well. Useful built-in storage provides space for coats and everyday essentials, while the neutral décor creates a smart and cohesive introduction to the home.

The standout feature is undoubtedly the impressive open-plan kitchen/sitting room, extending to approximately 23ft. Wood-effect flooring runs throughout the space, visually connecting the living, dining and kitchen areas and providing a practical contemporary finish. The proportions comfortably accommodate both a dining table and a relaxed seating area, making this an excellent room for everyday living as well as entertaining.

Positioned to one end, the kitchen is neatly incorporated without intruding on the main living space. A stylish combination of high-gloss cabinetry and contrasting wood-grain wall units provides plenty of storage, complemented by generous work surfaces and a glass splashback. Integrated appliances include an oven with hob and extractor above. Recessed ceiling spotlights add to the clean, modern feel.

The double bedroom is particularly well proportioned, measuring approximately 11'6 x 9'7, with ample space for freestanding furniture alongside a large fitted wardrobe with mirrored sliding doors. A contemporary feature pendant adds a subtle decorative touch, while glazed doors open directly onto the apartment's private covered balcony.

This outside space is a particularly appealing feature for such a central apartment. Decked underfoot and sheltered overhead, there is room for seating and a small table, creating a lovely spot for a morning coffee or evening drink while taking in the far-reaching outlook across Godalming and towards the surrounding greenery.



Completing the accommodation is a smart contemporary bathroom, finished with large-format neutral tiling and recessed lighting. A white suite includes a panel-enclosed bath with overhead rainfall-style shower and glazed screen, WC and a sleek wall-mounted vanity unit with storage beneath. A large wall mirror enhances the sense of space, while a heated towel rail provides a practical finishing touch.

Edison House occupies an exceptionally convenient position close to the centre of Godalming. The historic High Street, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, is within a short distance, while Godalming mainline station is approximately half a mile away, providing direct rail services to London Waterloo. The River Wey and surrounding countryside are also readily accessible, offering a welcome contrast to the property's highly convenient town-centre setting.

