

Brighton Road, Godalming, Surrey, GU7

Approximate Area = 829 sq ft / 77 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 907 sq ft / 84.2 sq m
For identification only - Not to scale



165 Brighton Road, Godalming, GU7 1PL

£450,000 Freehold

A charming two-bedroom period home with characterful accommodation and large garden outbuilding. Arranged over three floors with two reception rooms, a separate kitchen, cellar and first-floor bathroom, the property retains a wealth of period detail including stripped wooden floors and attractive fireplaces, while offering plenty of scope to refresh and update to suit individual tastes. Outside, a substantial tiered rear garden features established planting and excellent potential, all within a mile of Godalming town centre and mainline station.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Seymours Estate Agents. REF: 1509052



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	829	0.97 miles	Band C	N/A	N/A

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 £TBC 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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Set along Brighton Road within a mile of central Godalming, this attractive two-bedroom period home combines generous proportions with a wealth of character features, while offering various opportunities to refresh and update to suit individual tastes. Offering approximately 829 sq ft of accommodation, with a further 78 sq ft outbuilding, the property is arranged over three floors and retains features including stripped wooden floorboards, traditional fireplaces, panelled doors and sash-style windows.

The front door opens directly into a well-proportioned sitting room, where stripped wooden flooring immediately introduces the character found throughout the house. A particularly attractive period fireplace with decorative tiled inserts provides an eye-catching focal point, while fitted cupboards and shelving offer useful storage.

Continuing through, the separate dining room is another generously sized reception space, again with stripped wooden floorboards and an ornate cast-iron fireplace. Open timber shelving adds to the relaxed character of the room, while a large window looks out towards the rear garden. From here, the staircase rises to the first floor, with a further staircase leading down to the lower-ground-floor cellar.

Positioned beyond the dining room, the kitchen extends to approximately 13'1 and is arranged with fitted cabinetry and work surfaces along either side, together with space for freestanding appliances. The room offers an excellent opportunity for the next owner to update and personalise the space to their own taste and style. A door provides direct access outside, creating a practical connection with the rear garden.

The lower ground floor provides an excellent additional feature in the form of a substantial cellar measuring approximately 15'4 x 5'1. This versatile space offers valuable storage.

Upstairs, the first floor is arranged around a central landing. Bedroom one is a particularly generous double room extending to approximately 12'1 x 11'4 and continues the period feel with exposed wooden flooring and an attractive cast-iron fireplace, with the fireplace alcoves providing ample space for freestanding furniture. Bedroom two is also well proportioned and currently demonstrates its flexibility as both a bedroom and workspace. The bathroom completes the first-floor accommodation and is fitted with a white suite including a panelled bath with shower over. The bathroom offers an excellent opportunity to refresh and modernise the space to suit individual tastes and requirements.

Outside, the rear garden is a particularly notable feature of the property. Rising away from the house in a series of tiers, it offers considerable scope for a keen gardener to further enhance and personalise. Established trees, shrubs and climbing plants create a wonderfully leafy backdrop, while pathways and steps weave through the different levels.



Towards the upper reaches of the garden is a decked area surrounded by mature trees, creating a secluded spot for seating and outdoor entertaining. A substantial timber summerhouse/outbuilding provides approximately 78 sq ft of additional space and could make an excellent workshop, hobby room or garden retreat.

Brighton Road is exceptionally well placed for enjoying Godalming, with the historic town centre offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station is within approximately a mile, providing fast and regular services towards London Waterloo, while nearby schools include St Edmund's Catholic Primary School and Busbridge Infant & Junior Schools. The surrounding area also provides excellent access to the River Wey, local parks and the beautiful Surrey countryside.

