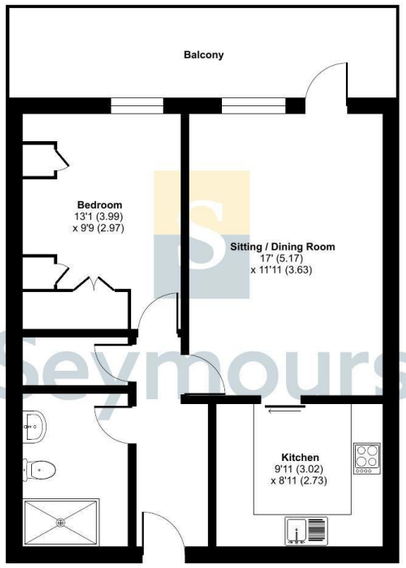
## Floorplan

# Horsham Road, Bramley, Guildford, GU5

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale




FIRST FLOOR

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: 1509125



Seymours











# Flat 69, Bramley Grange, Horsham Road Bramley, Guildford, Surrey, GU5 0ER

£180,000 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

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## Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 589 sq. ft
- Shalford 1.4 miles
- No onward chain
- First floor
- Communal parking
- Well-maintained communal grounds
- Excellent transport links
- Sought-after village location

A well-proportioned one bedroom apartment situated in the heart of Bramley village and offered to the market with no onward chain. The property forms part of a development, where residents may be of any age but children are not permitted to reside.

The entrance hall provides useful storage and leads into a spacious sitting/dining room, offering ample space for both living and dining furniture. A glazed door opens onto a private covered balcony with an attractive outlook.

The separate kitchen is fitted with a range of storage units and work surfaces, together with space for the necessary appliances. The double bedroom benefits from fitted wardrobes, while the accommodation is completed by a shower room with a walk-in shower, wash hand basin and WC.

Residents have access to communal gardens designated for this part of the development, together with a communal laundry room equipped with two washing machines, two tumble dryers and an indoor drying area. Ample communal parking is available, with the possibility of renting a garage through Clark Gammon, subject to availability and agreement.

Bramley is a sought-after Surrey village, surrounded by attractive countryside yet conveniently positioned approximately three miles south of Guildford. The village offers a good selection of everyday amenities, including local shops, cafés, a pharmacy, library, public houses and a village hall. The nearby Downs Link provides scenic routes for walking and cycling, while the A281 and regular bus services offer convenient connections to Guildford, Cranleigh and the surrounding villages. Guildford provides a comprehensive range of shopping, leisure and cultural facilities, together with a mainline station offering frequent services to London Waterloo.

**Transport Links**
Shalford 1.4 miles
Farncombe 1.9 miles

**Council tax band:** Tax band C
**Local authority:** Waverley Borough Council
**Tenure:** Leasehold

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

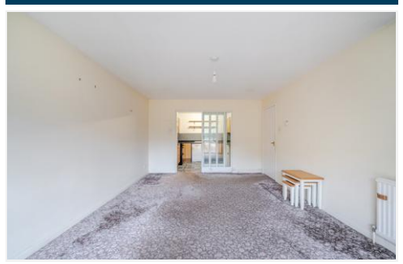


Balcony with an attractive outlook





No onward chain



The Property Ombudsman
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