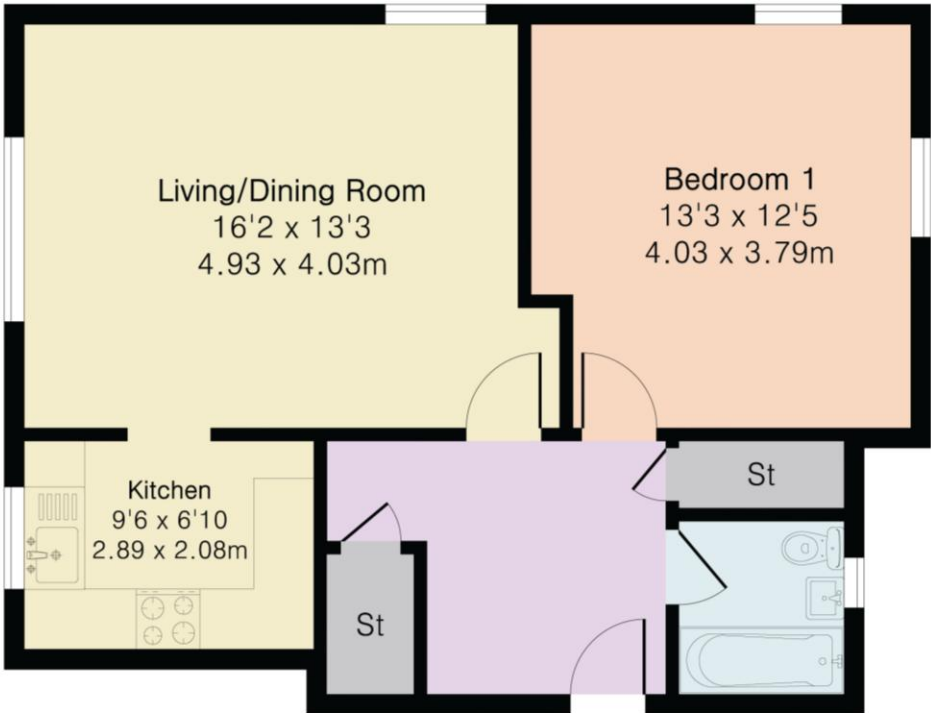


Approximate Gross Internal Area 604 sq ft - 56 sq m



First Floor



65 Franklin Court, Wormley, GU8 5US

£225,000 Leasehold

A spacious and well-presented one-bedroom first floor apartment, offering a superb dual-aspect living/dining room, generous double bedroom, residents' parking and attractive landscaped communal grounds, all within moments of Witley station.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	604	0.3 miles	Band C	Advised £1651pa	Advised None

Lease Length – 105 years remaining (Published September 2026)

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 £1200 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.



Seymours

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Set on the first floor of the impressive Franklin Court development in Wormley, this well-proportioned one-bedroom apartment offers approximately 604 sq ft of comfortable and practical accommodation. The property benefits from an excellent dual-aspect living/dining room, a particularly generous double bedroom and residents parking, all complemented by attractive communal grounds and a central landscaped courtyard.

Franklin Court itself has a distinctive architectural presence, with handsome red-brick elevations, decorative brickwork and stone detailing creating an attractive approach. The development is set around well-maintained communal areas, including established lawns, mature trees and a particularly appealing central courtyard with seating and an ornamental water feature.

The apartment is entered via a central hallway which provides access to each of the principal rooms and incorporates two useful storage cupboards.

The living/dining room is a real highlight of the apartment, extending to approximately 16'2 x 13'3 and offering ample space for both sitting and dining furniture. Windows to two elevations create a bright, comfortable setting, while soft carpeting runs throughout the room. Its generous proportions make this an excellent everyday living space as well as somewhere with plenty of room for entertaining.

Positioned alongside, the separate kitchen is fitted with a good range of light-fronted cabinetry arranged around dark work surfaces and tiled splashbacks. There is space for a freestanding cooker, fridge/freezer and washing machine, while a window above the sink provides an outlook and additional light. Wood-effect flooring gives the kitchen a practical finish underfoot.

The bedroom is another notably generous room, measuring approximately 13'3 x 12'5. Once again benefiting from windows to two elevations, it comfortably accommodates substantial bedroom furniture and offers excellent flexibility for wardrobes and additional storage.

Completing the accommodation is the bathroom, arranged with a white suite comprising a panel-enclosed bath with shower above and glazed screen, pedestal wash basin and WC. A window provides natural ventilation; while contrasting wall finishes complete the room.



Outside, Franklin Court is surrounded by established communal grounds that provide a particularly attractive backdrop to the development. Lawns, mature trees, clipped hedging and communal seating areas are complemented by the central courtyard and its distinctive ornamental fountain. The apartment also benefits from residents parking.

Franklin Court occupies a highly convenient position in Wormley, with Witley station approximately 0.3 miles away, providing rail connections towards London and the south. The surrounding villages of Witley, Milford and Chiddingfold provide a good selection of everyday amenities, while Godalming offers a wider choice of shops, cafés, restaurants and leisure facilities. The area is also well placed for beautiful Surrey countryside, with convenient road connections towards Godalming, Guildford, Haslemere and the A3.

