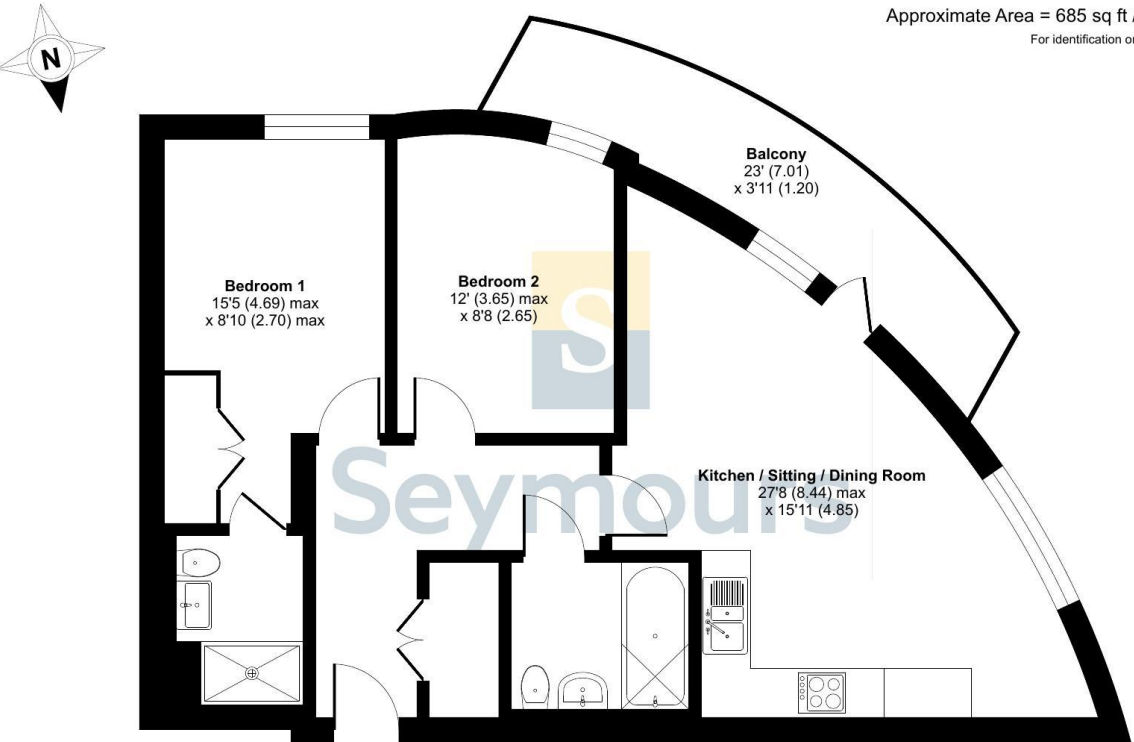


Austen House, Station View, Guildford, GU1

Approximate Area = 685 sq ft / 63.6 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1529992



Seymours



Flat 161, Austen House, 161 Station View
Guildford, Surrey, GU1 4AX

£325,000 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

Property details

- 2 bedrooms
- 2 baths
- EPC Rating B
- 685 sq. ft
- Guildford 0.2 miles
- No onward chain
- Modern
- Allocated underground parking space
- Beautifully-presented
- Located in the heart of Guildford
- Excellent transport links

Offered with no onward chain, this modern two bedroom, two bathroom apartment occupies an upper floor position within Austen House, in a convenient Guildford town centre location close to the mainline station. Completely redecorated throughout, with brand-new carpeting fitted in September 2026, the property benefits from lift access, secure underground parking and a private curved balcony with views towards Guildford Cathedral.

The entrance hall provides useful built-in storage and leads through to a spacious open-plan kitchen, sitting and dining room. The curved exterior wall and windows on two sides give the room a distinctive shape and plenty of natural light, while wood-effect flooring runs throughout. There is space for both seating and a dining table, with glazed doors opening onto the balcony.

The kitchen is fitted with contemporary gloss-fronted units complemented by contrasting work surfaces and an upstand. Built-in cooking appliances include two ovens, together with an electric hob and stainless steel extractor hood. The open-plan layout connects the kitchen with the living space, making it ideal for everyday use and entertaining.

Both bedrooms are doubles, with neutral décor and carpeted flooring. The principal bedroom benefits from a built-in wardrobe and an en-suite shower room, fitted with a glazed shower enclosure, wall-mounted basin, WC and heated towel rail. A separate bathroom is accessed from the hallway and features a bath with an overhead shower and glass screen, together with a basin, WC and tiled finishes.

The private balcony follows the curve of the building, providing space for outdoor seating and enjoying the outlook across the surrounding area towards the cathedral. Decked flooring and glass-panelled balustrades complement the apartment’s contemporary style. Secure underground allocated parking is a particularly useful feature in this central setting, with lift access adding to the convenience.

Austen House forms part of the Station View development, ideally placed for Guildford mainline station and its services to London Waterloo. The town centre is within easy reach, offering a wide choice of shops, cafés and restaurants around the historic cobbled High Street. Riverside walks along the Wey, Guildford Castle grounds and the Yvonne Arnaud Theatre provide further leisure options, while the University of Surrey and access to the A3 are also conveniently situated.

Length of lease: 125 years from 01/01/2014
Service charge: £3,565.67 Per Annum
Ground rent: Currently £373.91 Per Annum, effective Jan 2025, reviewed every 10 years

Transport Links
Guildford 0.2 miles
London Road (Guildford) 0.7 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings by appointment only
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