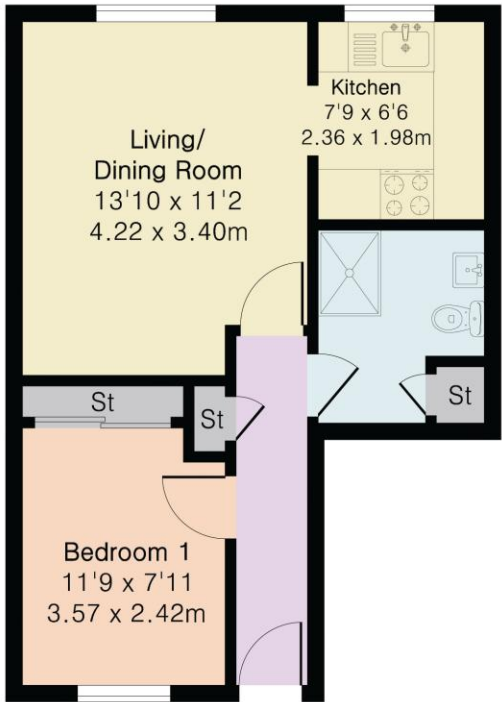


Approximate Gross Internal Area 399 sq ft - 37 sq m



Ground Floor

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	399	0.75 miles	Band C	Advised £1504pa	Advised £273pa

Lease Length – 159 years (published October 2026)

Services - The property has mains water, electricity, newly fitted wireless control electric central heating to radiators 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.



27 Wey Road, Godalming, GU7 1ND

£179,950 Leasehold

A beautifully presented one-bedroom ground floor apartment with a stylish newly fitted kitchen, spacious living/dining room and excellent storage, ideally positioned close to the River Wey, Farncombe mainline station and Godalming town centre.



Seymours

Your property partner for life



Set within an established residential development in a highly convenient Godalming location, this well presented one-bedroom ground floor apartment offers bright, well-planned accommodation. Freshly decorated in a light and neutral palette, the property combines a living/dining room with a stylish contemporary kitchen, modern shower room and excellent built-in storage, making it an ideal first-time purchase, investment or convenient lock-up-and-leave home.

The front door opens directly into a central entrance hallway, from which the accommodation flows particularly well. Useful built-in storage is incorporated within the hall, while further cupboards throughout the apartment provide valuable additional space.

Positioned to the front is the well-proportioned double bedroom. A large window provides plenty of natural light, while a substantial mirrored fitted wardrobe extends across one wall, offering excellent clothes and storage space without compromising the proportions of the room.

Continuing along the hallway, the living/dining room forms the principal reception space and is comfortably large enough to accommodate both seating and dining areas. Neutral carpeting and crisp white décor create a bright, understated feel, while a wide window provides an attractive outlook across the surrounding development.

An arched opening leads naturally from the living/dining room into the newly fitted kitchen, creating a sense of connection between the two spaces. Finished in a contemporary Shaker style, the kitchen features a smart combination of grey cabinetry, marble-effect worktops and matching splashbacks. Integrated appliances include an oven and hob, while tall cabinetry provides further practical storage. A herringbone-effect floor adds a particularly stylish finishing touch, and a window above the sink draws in additional natural light.

Completing the accommodation is a modern shower room, conveniently positioned off the hallway and fitted with a shower enclosure, WC and wash basin. Further built-in storage is also incorporated alongside.



The property forms part of an established development with landscaped communal surroundings, while the ground floor position makes the apartment particularly convenient and easy to access.

Wey Road is well placed for both Godalming and Farncombe, with the River Wey and its attractive riverside walks close at hand. Farncombe mainline railway station is approximately 0.6 miles away, while Godalming's historic town centre offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. The location also provides convenient access to the A3, linking with Guildford, London and the South Coast.

