Seymours











5 Sutton Lodge, 5 Clandon Road
Guildford, Surrey, GU1 2DS

£150,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating E
- 506 sq. ft
- London Road 0.2 miles
- First floor apartment
- Garage in a nearby block
- Opportunity to renovate
- Forms part of an attractive character building
- Excellent transport links
- Wide range of amenities nearby
- Communal parking
- Approximately 0.3 miles from Guildford High Street



Offered to the market with no onward chain, this one bedroom first floor apartment benefits from a garage in a block and forms part of an attractive character building on Clandon Road. In need of renovation throughout, the property provides an opportunity for a buyer to put their own stamp on a home within easy reach of Guildford town centre and London Road station.

The entrance opens into a lobby, with access to the sitting room, separate kitchen and bedroom. The sitting room offers generous proportions, with a broad bay window bringing in plenty of natural light and providing an attractive focal point. There is space to arrange both seating and a small dining area.

The separate kitchen has a window above the existing sink unit and offers scope for a replacement kitchen designed to suit individual requirements.

The double bedroom benefits from a built-in cupboard and a sash window. Accessed directly from the bedroom, the bathroom currently comprises a bath, washbasin and WC, with a window providing natural light and ventilation. Both rooms would benefit from refurbishment.

Outside, the property benefits from a single garage situated in a block within the grounds, providing useful storage or space for a vehicle.

Clandon Road is conveniently positioned approximately 0.3 miles from the upper end of Guildford High Street, with its shops, restaurants and cafés, and close to London Road station. Guildford's mainline station provides fast services to London Waterloo, with selected journeys taking approximately 35–40 minutes.

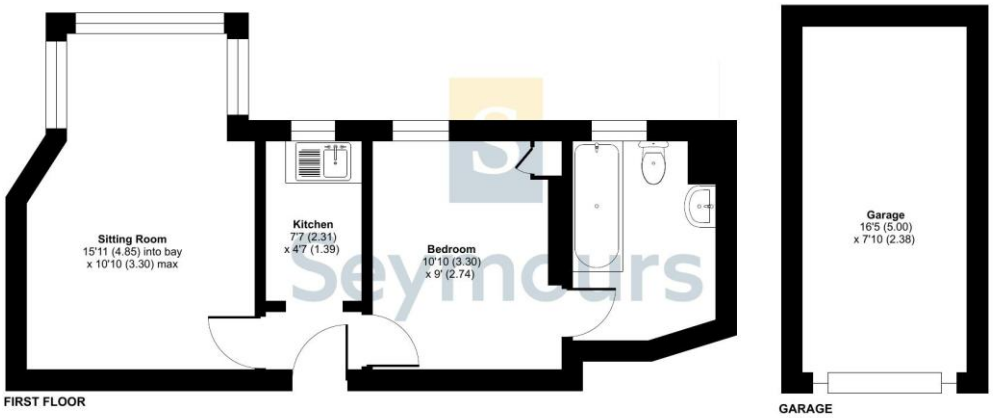
Length of lease: 999 years from March 2017
Service charge: £1,800.00 PA (approximately)

Transport Links
London Road Station 0.2 miles
Guildford Station 0.8 miles

Council tax band: Tax band B
Local authority: Guildford Borough Council
Tenure: Share of Freehold

Sutton Lodge, Clandon Road, Guildford, GU1

Approximate Area = 378 sq ft / 35.1 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 506 sq ft / 46.9 sq m
For identification only - Not to scale



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: 1547574

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