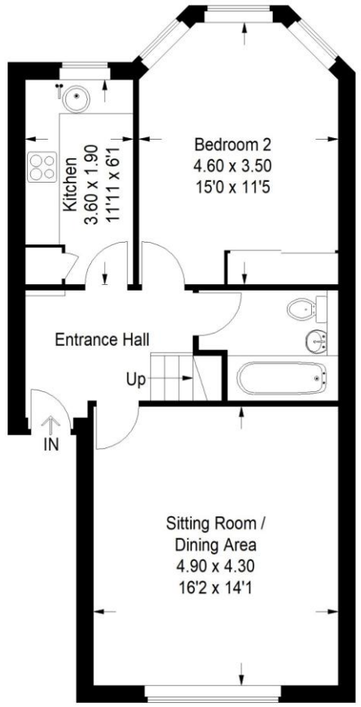
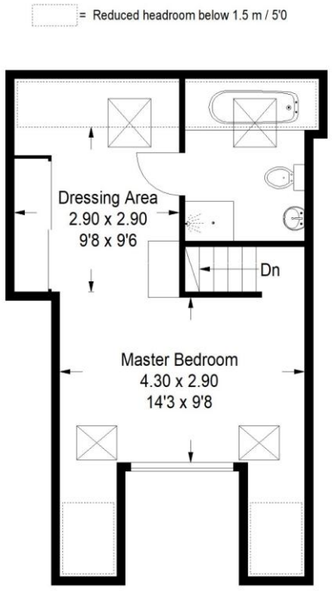
Floorplan



Second Floor



Third Floor

APPROX. GROSS INTERNAL FLOOR AREA 1002 SQFT / 93 SQM

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.







Seymours











63D, Sydenham Road
Guildford, Surrey, GU1 3RY

£499,999 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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 1002 sq. ft
- London Road 0.2 miles
- No onward chain
- Penthouse apartment
- Allocated underground parking
- Accommodation split over two levels
- Principal bedroom with en-suite and dressing area
- Far reaching views over Guildford
- Wide range of amenities within easy reach
- Located in the heart of Guildford

This spacious two double bedroom penthouse apartment benefits from secure underground parking and views across Guildford's rooftops, just a short walk from the High Street. Arranged over two floors, the well-presented accommodation includes a generous sitting/dining room, a contemporary kitchen and two bathrooms, with a dressing area adjoining the principal bedroom.

A communal entrance provides access to a private, secure storage room, ideal for bicycles and other belongings, with stairs rising to the apartment's entrance on the second floor. Inside, the hallway leads to the impressive sitting/dining room, where solid oak flooring and a striking four-pane feature window create a bright space for relaxing and entertaining.

The separate kitchen is fitted with sleek charcoal cabinetry, pale work surfaces and coordinating splashbacks, complemented by under-cabinet lighting. Integrated appliances include an oven, hob, washer/dryer and slimline dishwasher.

A generous double bedroom on this level benefits from fitted wardrobes and an attractive bay window. The family bathroom features warm-toned tiling, a bath with a wall-mounted shower, washbasin and WC, together with underfloor heating.

Upstairs, the principal bedroom suite features sloping ceilings, a distinctive triangular window and rooflights. An open-plan dressing area offers fitted wardrobes and eaves storage, while the en-suite includes a bath, separate spacious shower enclosure, washbasin and WC, with a rooflight and underfloor heating. One secure underground parking space completes the property.

Situated on Sydenham Road, the apartment is approximately 0.1 miles from Guildford High Street, with its independent shops, well-known retailers, cafés and restaurants. The town also offers the Yvonne Arnaud Theatre, G Live, attractive castle grounds and walks beside the River Wey. Guildford's mainline station provides fast services to London Waterloo in approximately 35–40 minutes, while the A3 connects with the M25. The nearby Surrey Hills offer further opportunities for walking and outdoor recreation.

Length of lease: 215 years from 25 September 1983.
Service charge: £2,594.00 PA (approximately)
Ground rent: N/A

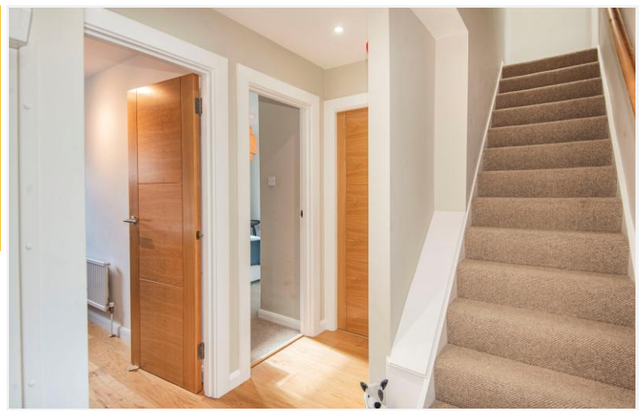
Transport Links

London Road Station 0.2 miles
Guildford 0.6 miles

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



No onward chain





Two double bedrooms



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