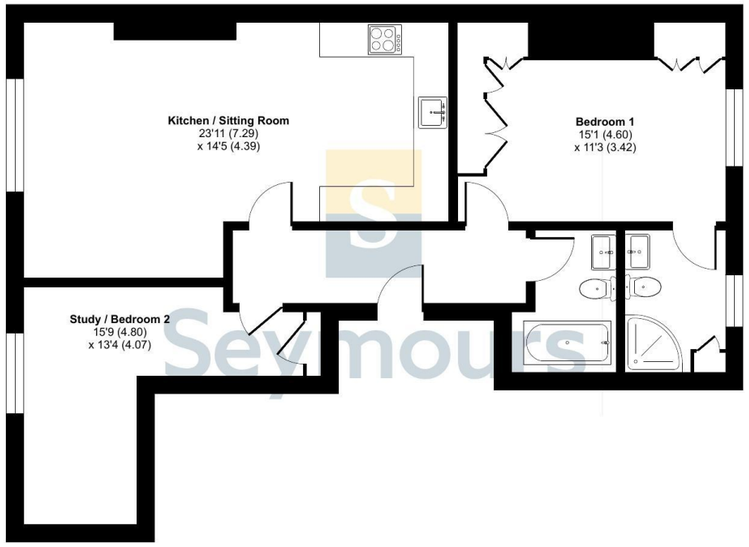
Floorplan

Quarry Street, Guildford, GU1

Approximate Area = 793 sq ft / 73.6 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1539007







Seymours











Flat 7, 14 Quarry Street
Guildford, Surrey, GU1 3UY

£485,000 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

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Property details

- 2 bedrooms
- 2 baths
- EPC Rating B
- 793 sq. ft
- Guildford 0.4 miles

- No onward chain
- Two bedroom first floor apartment
- Attractive 18th-century building
- Spacious open-plan kitchen/sitting room
- Principal bedroom with fitted wardrobes and en-suite
- Separate bathroom
- Underfloor heating throughout
- Lift access and entry phone system

Offered to the market with no onward chain, this well-presented two bedroom first floor apartment forms part of an attractive 18th-century building on Quarry Street, in the heart of Guildford. Combining generous proportions and sash windows with contemporary kitchen and bathroom fittings, the property benefits from underfloor heating throughout, lift access and an entry phone system.

The entrance hall connects the accommodation, with wood-effect flooring and timber doors providing a smart, coordinated finish. The impressive open-plan kitchen/sitting room forms the heart of the apartment, with a broad sash window bringing natural light into the seating area and enjoying uninterrupted views over Guildford Museum towards Guildford Castle. There is ample space for sofas and a dining table, creating a versatile setting for everyday living and entertaining.

The kitchen is fitted with an extensive range of gloss-fronted cabinets, complemented by contrasting dark work surfaces and tiled splashbacks. A built-in oven, hob and extractor hood are joined by an integrated microwave, while generous cupboard storage and preparation space make this a practical and sociable part of the home. Wood-effect flooring continues throughout the room, connecting the kitchen and living areas.

The principal bedroom is a generous double, finished in soft neutral tones and benefiting from extensive fitted wardrobes. Its en-suite shower room features a curved glass shower enclosure, a vanity basin, WC and useful storage, complemented by warm-toned tiling and a wide wall mirror.

The second bedroom provides further double accommodation, with a broad sash window and plenty of space for a freestanding wardrobe and/or a desk. Its generous layout also offers flexibility for use as a study or guest room. The separate bathroom is fitted with a bath with an overhead shower and glass screen, a vanity basin and WC, with coordinating tiling, recessed shelving and a wide mirror completing the room.

Residents' permit parking may be available, subject to confirmation of eligibility and the relevant council conditions.

Quarry Street occupies a desirable position within Guildford's historic town centre, approximately 0.1 miles from the cobbled High Street and its selection of independent shops, well-known retailers, cafés and restaurants. The Castle grounds, River Wey and Yvonne Arnaud Theatre are all close by, providing opportunities for leisure and riverside walks. Guildford mainline station is approximately 0.4 miles away, offering direct services to London Waterloo, while London Road station is approximately 0.8 miles away. The A3 provides connections to the M25, London and the south coast, while the nearby Surrey Hills offer extensive walking and cycling routes through attractive countryside.

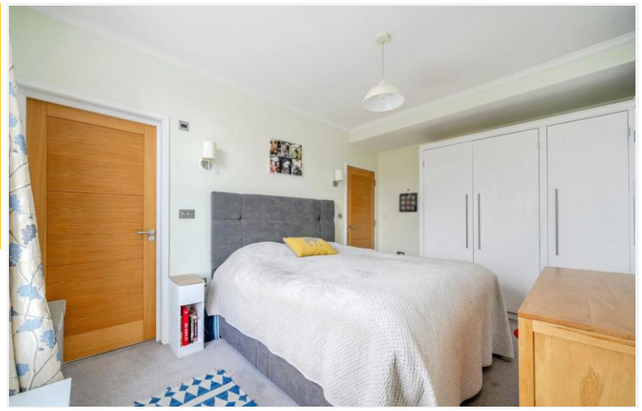
Length of lease: 990 years from 24 June 2016
Annual service charges £3,449.00 (payment frequency - 6 months)
Ground rent: N/A

Transport Links
Guildford 0.4 miles
London Road (Guildford) 0.6 miles

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



No onward chain





Principal bedroom with fitted wardrobes and en-suite



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