Approximate Gross Internal Area 420 sq ft - 39 sq m
Ground Floor Area 41 sq ft – 4 sq m
First Floor Area 379 sq ft – 35 sq m



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.

Seymours

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	420	0.1 miles	Band B	Advised £826pa	Advised £782pa

Lease Length – 90 years remaining (published November 2026)

Services - The property has mains water, electricity, gas fired 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.

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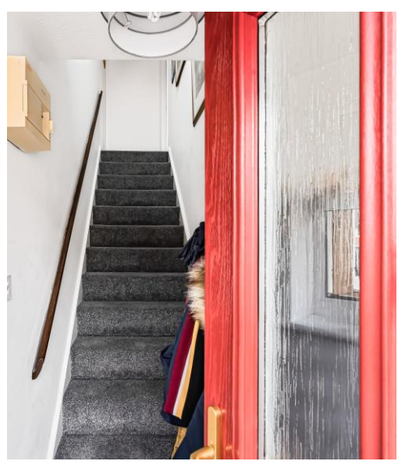


27 Elizabeth Court, Elizabeth Road, GU7 3QZ

£185,000 Leasehold

A well-presented one-bedroom first-floor maisonette with its own private entrance, open-plan kitchen/living/dining room, generous double bedroom, excellent storage and residents' parking. Conveniently situated in the heart of Farncombe, within a stone's throw of the mainline station and village amenities.





Seymours

Your property partner for life

This attractive one-bedroom first-floor maisonette offers an excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently located home in the heart of Farncombe. The property benefits from its own private ground-floor entrance, a well-proportioned open-plan kitchen/living/dining room, a generous double bedroom, bathroom and excellent built-in storage. Situated within the established Elizabeth Court development, the property also enjoys access to residents' parking and is ideally positioned for Farncombe mainline station, village amenities and nearby Godalming town centre.

A private front door opens into a welcoming entrance hall, with a carpeted staircase rising to the first floor. The accommodation is thoughtfully arranged, with a central landing providing access to the principal rooms and incorporating two useful built-in storage cupboards, ideal for everyday household essentials.

The heart of the home is the open-plan kitchen/living/dining room, creating a versatile and sociable space for both relaxing and entertaining. Attractive wood laminate flooring extends throughout, complementing the light decorative scheme, whilst a large front-facing window provides plenty of natural light. The sitting area comfortably accommodates sofas and additional furnishings.

Positioned to one side, the kitchen is fitted with a range of white wall and base units, complemented by coordinating worktops and tiled splashbacks. Appliances include a freestanding cooker, with space for a fridge/freezer and washing machine, whilst a breakfast bar provides a practical division between the kitchen and living areas. A window above the sink offers additional natural light and ventilation.

The double bedroom is generously proportioned, and enjoys a pleasant outlook through a wide window. Finished with carpeting and a simple decorative scheme, the room provides comfortable accommodation for a double bed and freestanding bedroom furniture.



Completing the accommodation is a bathroom fitted with a white suite comprising a panelled bath with shower attachment, pedestal wash basin and WC. Part-tiled walls, wood-effect vinyl and a frosted window complete this practical space.

Externally, the property forms part of an established residential development with attractive brick elevations, communal landscaped areas and residents' parking facilities. Its private entrance offers a welcome sense of independence, whilst the convenient position within the development provides easy access to the surrounding neighbourhood.

Elizabeth Court enjoys a highly convenient position within Farncombe, a popular village on the outskirts of Godalming, offering an excellent selection of everyday amenities, independent shops, cafés and local services. Farncombe mainline station is just 0.1 miles away, providing direct services to London Waterloo within 45 minutes, making the property particularly appealing to commuters.









