
173 Brighton Road
Godalming GU7 1PL
Guide Price: £475,000 Freehold
Emery&
Orchard
ESTATE AGENTS



- Stylishly Refurbished & Extended
- Easy Reach of town centre & Main Line Station
- Highly Sought After Residential Area
- Bay Fronted Sitting Room with Open Fireplace
- Dining Room & Useful Cellar
- Kitchen
- Two Bedrooms & Bathroom
- Double Glazed Windows & Gas Central Heating
- Well Maintained Terraced Garden
- Large Home Office/Garden Studio



A stylishly refurbished Victorian cottage providing bright and well planned accommodation that includes an attractive bay fronted sitting room with open fireplace, dining room, kitchen and useful storage cellar as well as two bedrooms and a bathroom. The house also has an attractive terraced garden with garden studio/office. The property occupies a great location being just over half a mile from the High Street with its excellent shops, restaurants, leisure and recreational facilities as well as being within easy reach of popular schools and the main line station.

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Main Line Station – 0.9 mile (Waterloo approx. 45/50 mins)

Godalming – 0.6 miles

Infant School – 0.3 miles Junior School – 0.2 miles

Secondary School – 2.7 miles

Doctors – 1.4 miles Dentist – 0.6 miles

A3 – 3 miles M25 – 13 miles M3 – 14 miles

Council Tax Band – D Payable – £2,643.33 (2026/27)

EPC Rating – D

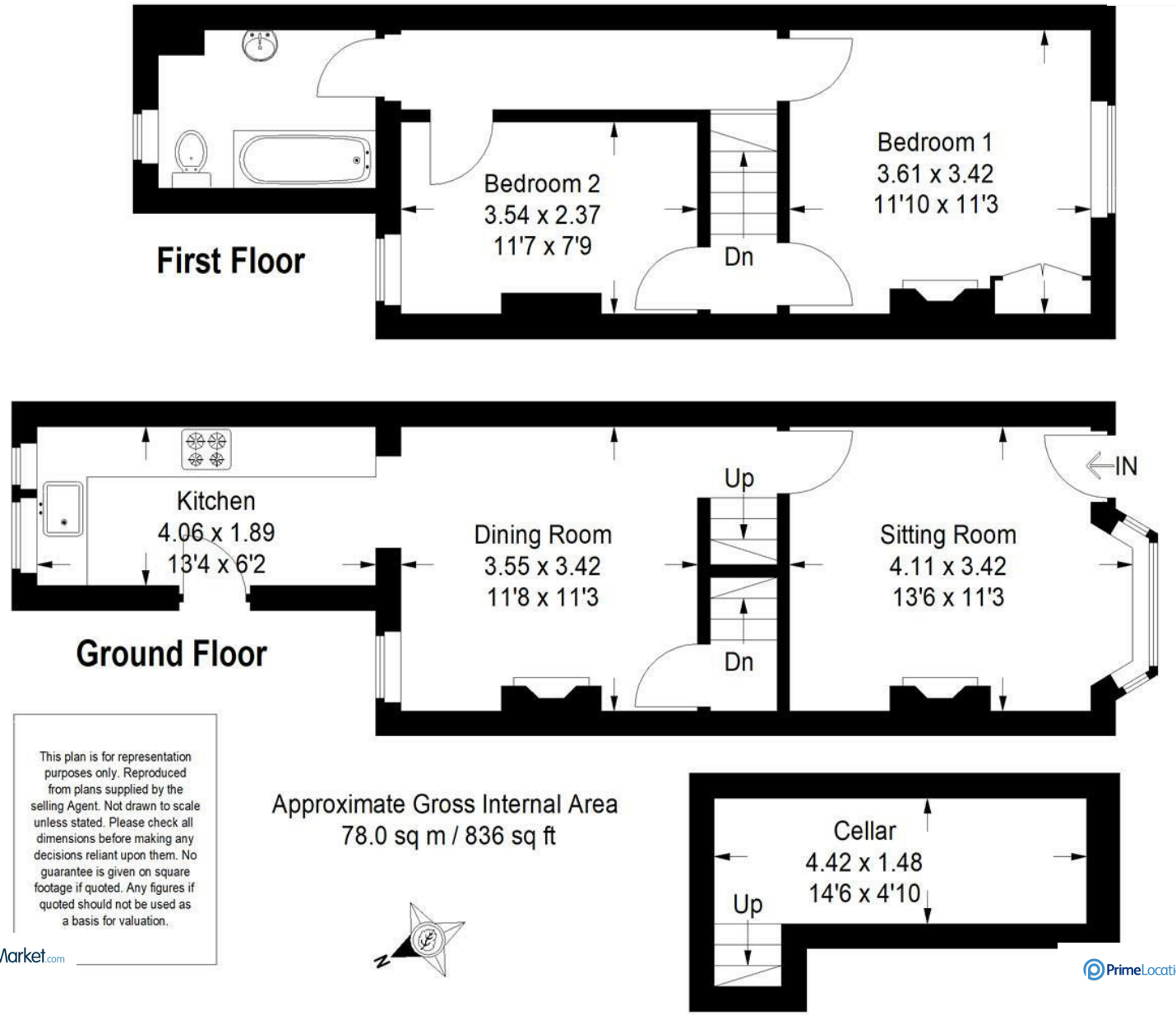




Directions: BOX 416 - B2 From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road. Continue up Brighton Road and Number 173 will be found after approximately ½ mile on your left hand side.



Brighton Road, Godalming



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.

Approximate Gross Internal Area
78.0 sq m / 836 sq ft

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.