



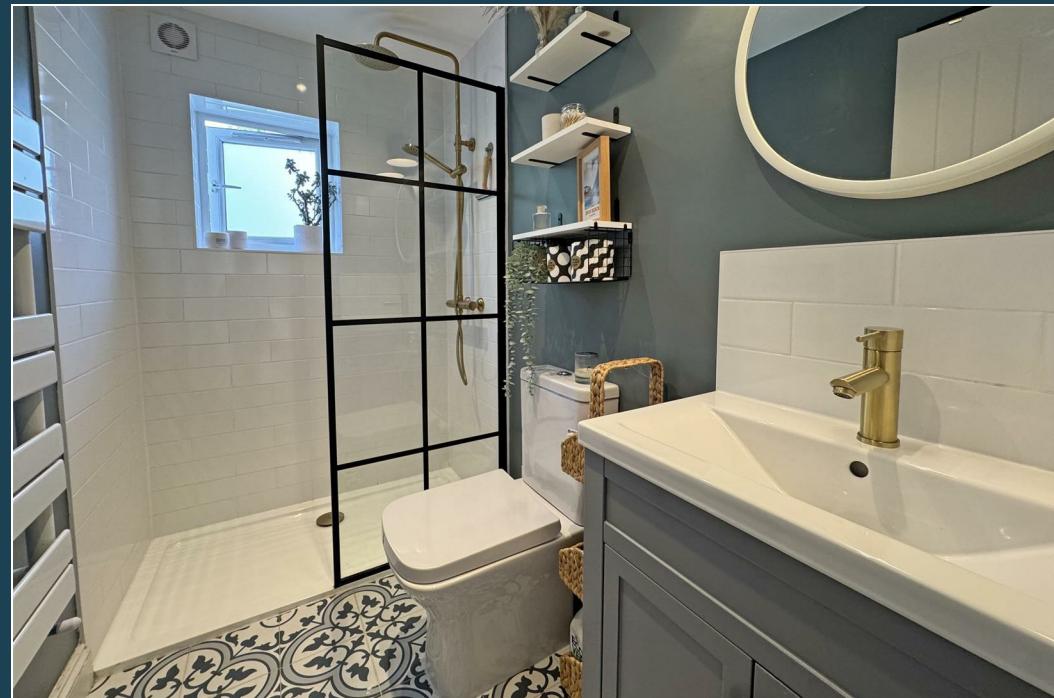
183 Brighton Road  
Godalming GU7 1PL  
Asking Price: £425,000 Freehold



- Stylishly Refurbished & Extended
- Easy Reach of town centre & Main Line Station
- Highly Sought After Residential Area
- Sitting room
- Dining room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Heating
- Well Maintained Rear Garden with Secluded Seating Area



A stylishly refurbished Victorian cottage providing bright and well planned accommodation that includes an attractive sitting room with open fireplace, extended and refitted kitchen/dining room, two bedrooms and a shower room. The house also has an attractive terraced garden with secluded a seating area. The house 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.







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 - C Payable - £2239.94

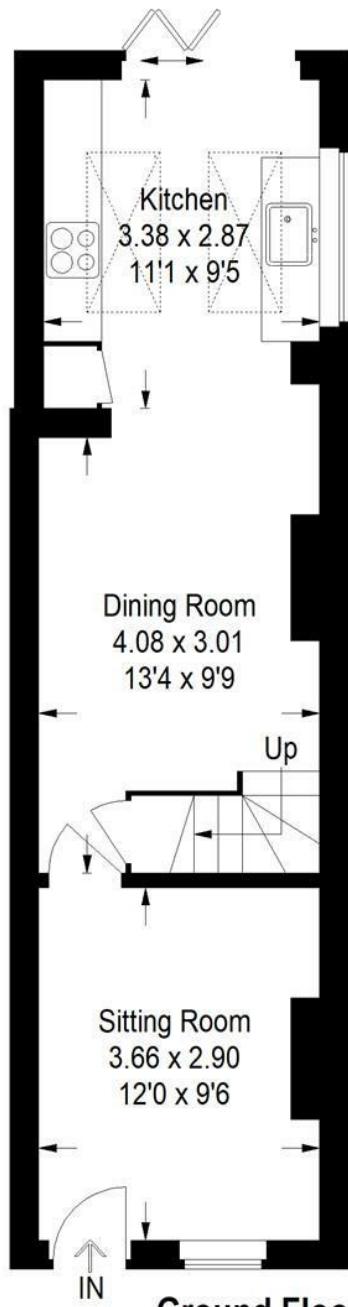
EPC Rating - D

N.B. There is a right of way across to the rear of the property for adjoining neighbours to access their gardens.



Directions: 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 183 will be found after approximately  $\frac{1}{2}$  mile on your left hand side.





Ground Floor

# 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.

First Floor

Approximate Gross Internal Area  
61.6 sq m / 664 sq ft



Emery &  
Orchard  
ESTATE AGENTS

01483 419 300  
20 High Street  
Godalming  
Surrey  
GU7 1EB

email: [office@emery-orchard.co.uk](mailto:office@emery-orchard.co.uk)

A member of 

 PrimeLocation.com



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.