



19 Brighton Road

Codalming GU7 1NT

Asking Price: £360,000 Freehold





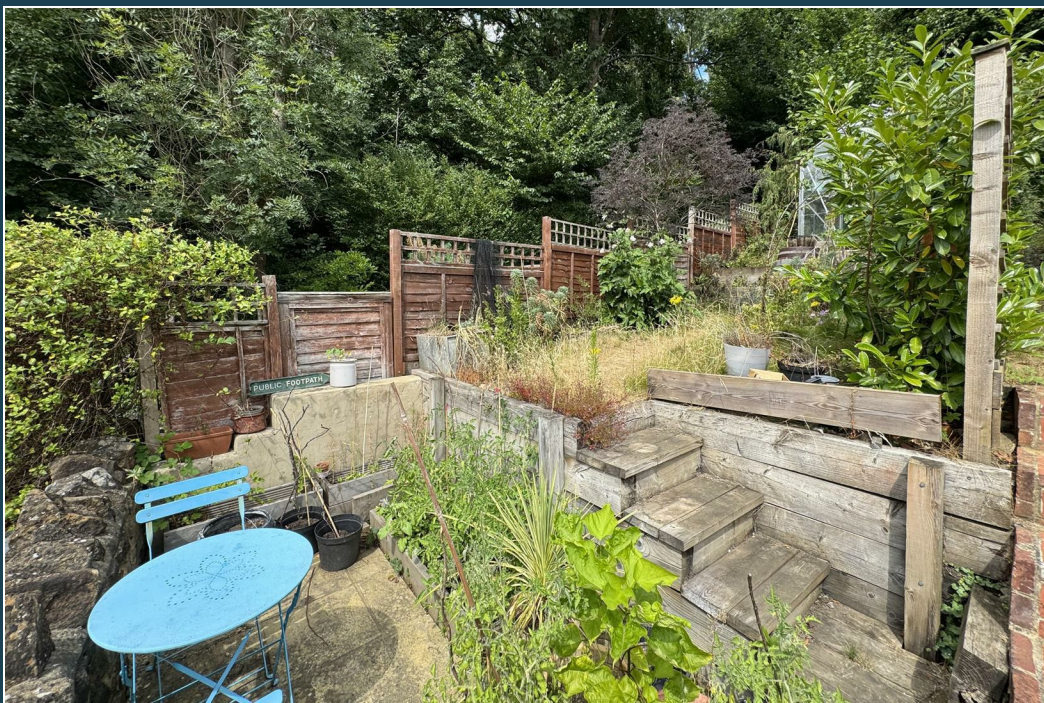
- Easy Reach of Town centre & Main Line Station
- Elevated Position
- Tastefully Refurbished
- Living Room with Open Fireplace
- Kitchen/Dining Room
- Double Bedroom
- Bathroom
- Gas Heating
- Versatile Brick Built Studio
- Terraced Rear Garden



A tastefully refurbished terraced Victorian house oozing great charm and character, occupying an elevated position set off the Brighton Road being only a short walk from the town centre and main line station serving London Waterloo in 45mins. A useful glazed lobby provides extra storage space and the living room benefits from original pine floorboards and a wood burning stove. The kitchen boasts a tiled floor, solid oak worktops and a butler's sink. Sisal carpeting upstairs keeps the flooring natural throughout. The main bedroom features exposed beams, stylish wainscoting and a built-in cupboard. The bathroom is smartly designed with underfloor heating and more painted wood panelling. The rear studio is fully heated and insulated and provides valuable additional space.







Main Line Station – 0.7 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.3 miles

Doctors – 1.2 miles Dentist – 0.3 miles

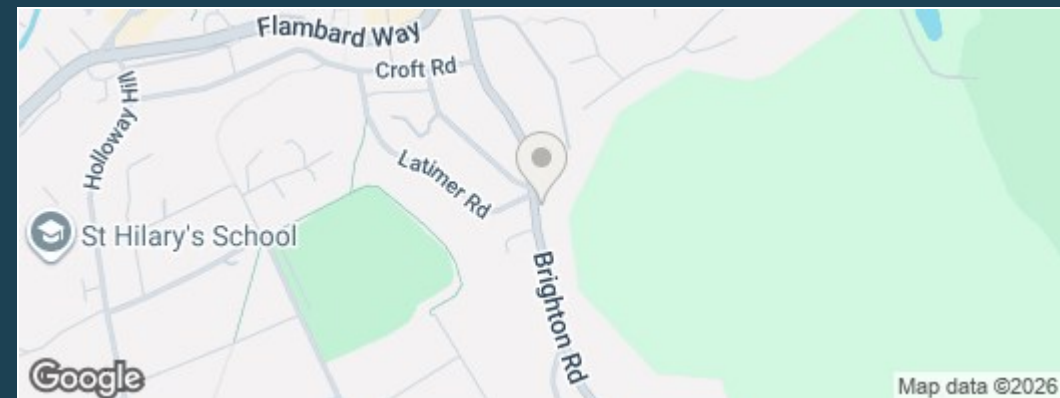
A3 – miles 3.0 miles M25 – 15.9 miles M3 – 14.8 miles

Energy Efficiency Rating D

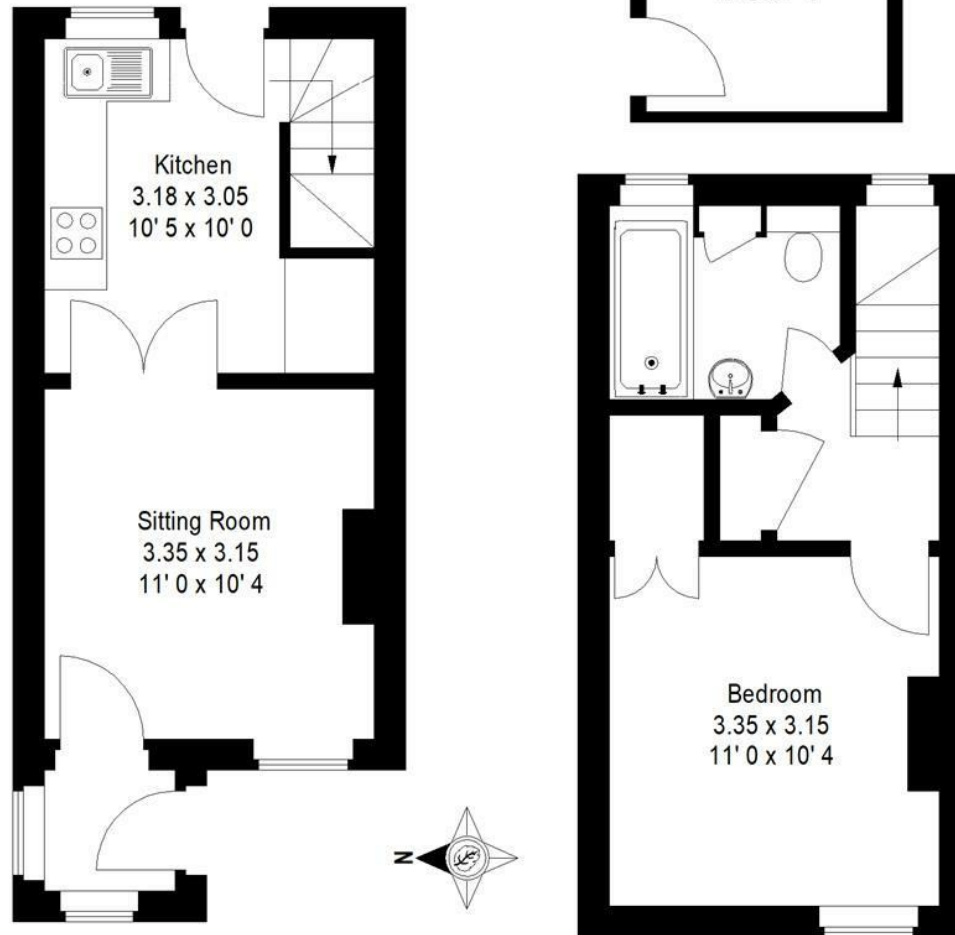
Council Tax Band C – Payable £2138.83 (2024/25)



Directions: Proceed out of Godalming on the B2130 Brighton Road for 0.2 mile and Number 45 will be found on your left hand side just after the turning right into Underhill Close.



APPROX. GROSS
INTERNAL FLOOR AREA
House = 466 SQFT / 43.2 SQM
Studio = 78 SQFT / 7.2 SQM



This plan is for representation purposes only. Reproduced from plans supplied by the selling agents.
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 quoted
should not be used as a basis for valuation.