

45 Brighton Road

Godalming GU7 1NT

Asking Price: £625,000 Freehold

Emery & Orchard
ESTATE AGENTS


5 FACTS A DAY SCIENCE

- Recently Refurbished & Extended
- Elevated Setting with Large Terraced Garden
- Easy Reach of Main Line Station & Local Schools
- Short Walk to Godalming Town Centre
- Open Plan Living/Dining Room
- Kitchen with Adjoining Rear Lobby and WC
- Top Floor Principle Bedroom Suite with En-Suite Bathroom
- Two Further Bedrooms & Family Bathroom
- Specialist Acoustic Glazing & Underfloor Heating Throughout
- Useful Garden Studio/Home Office



This recently extended and fully refurbished three-storey Victorian home blends period charm with high-end contemporary design. The interior is defined by striking architectural features, including floating open-tread staircases, high vaulted ceilings, and expansive picture windows that flood the space with natural light. The ground floor offers a spacious open-plan living area, seamlessly connected to a modern kitchen, together with a practical rear lobby, and a guest WC. On the first floor there are two well-appointed bedrooms, a family bathroom and a galleried landing which provides direct access to a private outdoor terrace. The entire top floor is dedicated to the Principal Bedroom suite, featuring an impressive open-plan bathroom that enjoys elevated views over the rear garden.

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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 - C

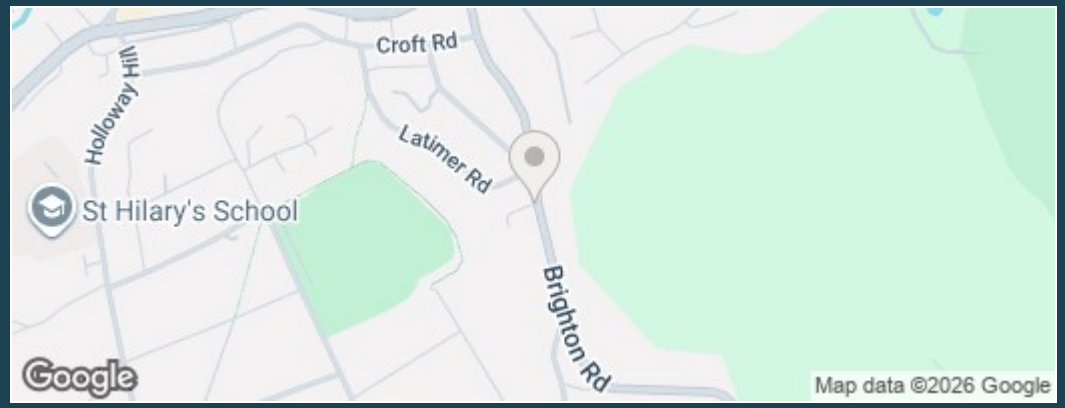
Council Tax Band D * – Payable £2519.93 (2025/26) N.B

* as the property has been extended since it was placed in its council tax band, the band may be reviewed following the sale.



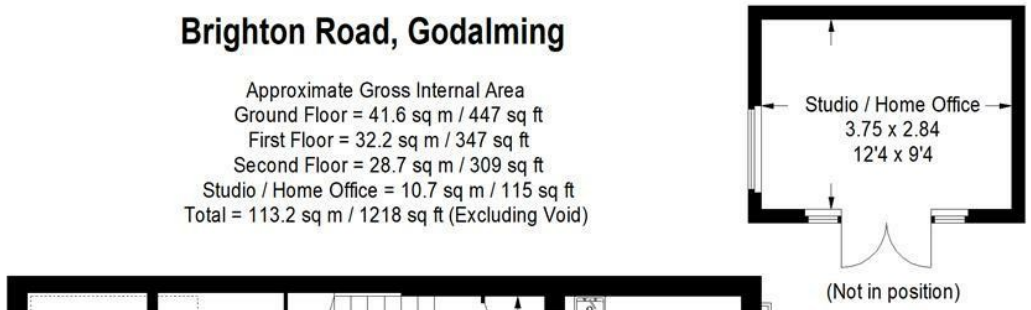


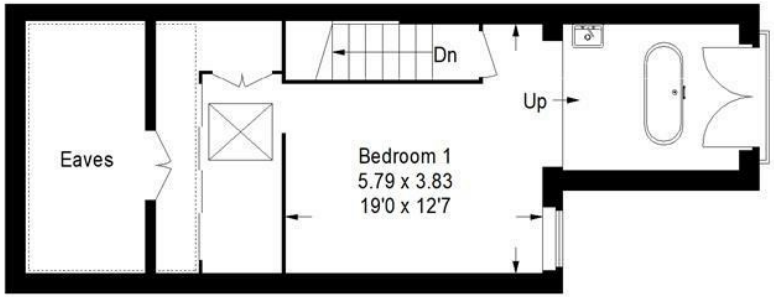
Directions: BOX 421 B1 Proceed out of Godalming on the B2130 Brighton Road for 0.2 mile and Number 45 will be found on your left hand side opposite the turning into Underhill Close.



Brighton Road, Godalming

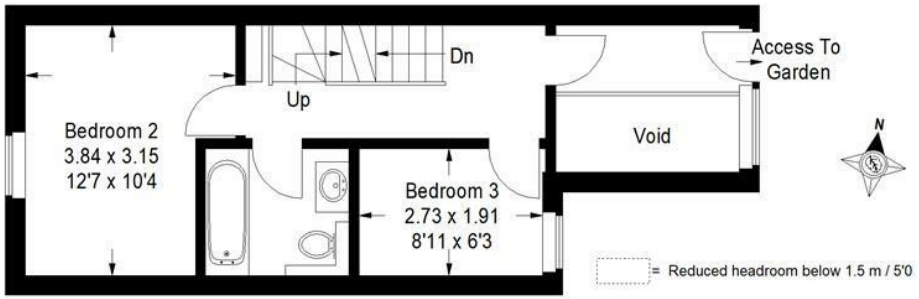
Approximate Gross Internal Area
Ground Floor = 41.6 sq m / 447 sq ft
First Floor = 32.2 sq m / 347 sq ft
Second Floor = 28.7 sq m / 309 sq ft
Studio / Home Office = 10.7 sq m / 115 sq ft
Total = 113.2 sq m / 1218 sq ft (Excluding Void)



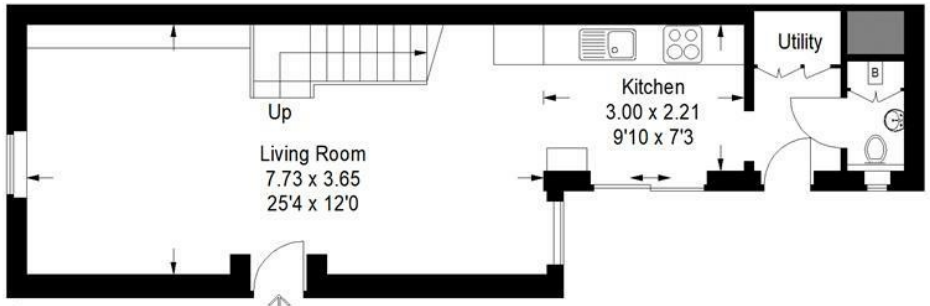


Second Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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



Ground Floor

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rightmove
ZOOPLA
A member of OnTheMarket.com
PrimeLocation.com
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.