



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

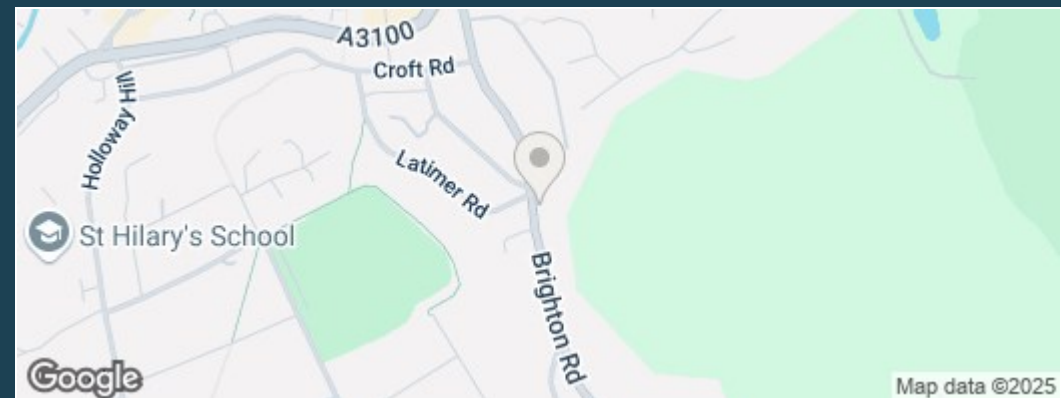
Energy Efficiency Rating D

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

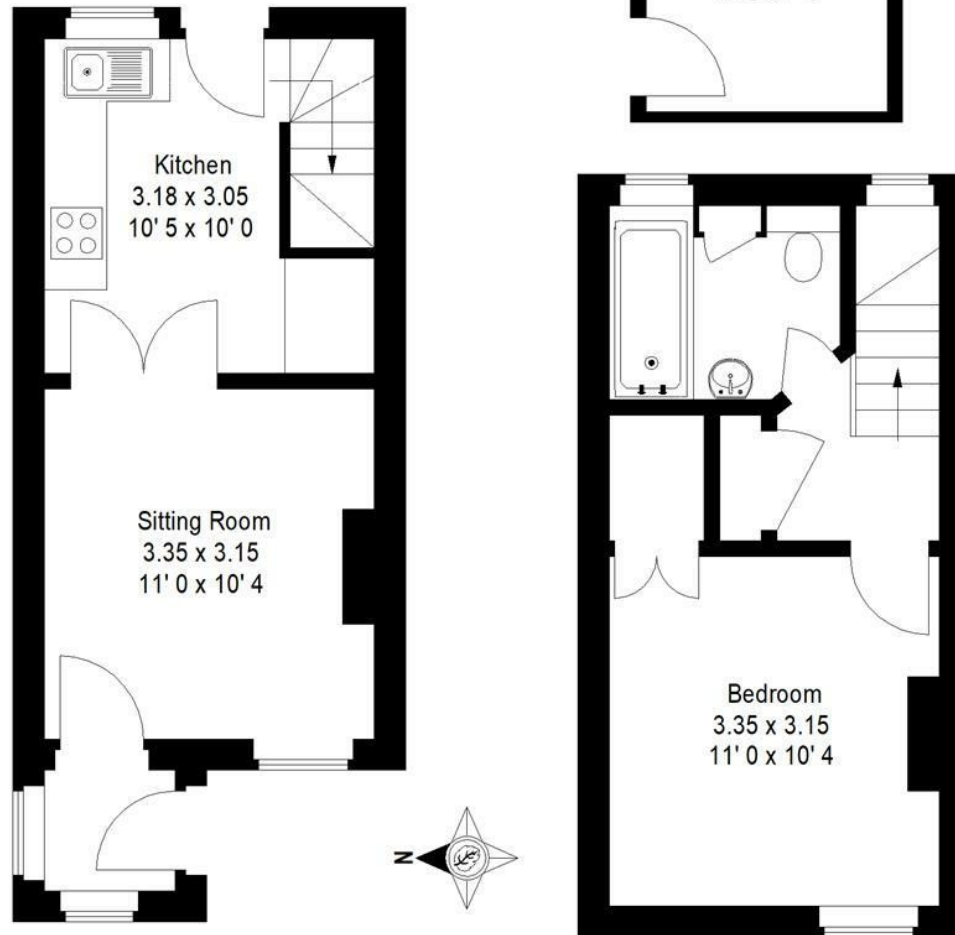
N.B. There is a right of way to the rear of the cottage for neighbouring properties



Directions: Proceed out of Godalming on the B2130 Brighton Road for 0.2 mile and Number 19 will be found on your left hand side opposite the turning 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.



Emery &
Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email: office@emery-orchard.co.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.