

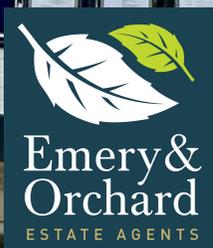


# 18a Church Street

Godalming Surrey GU7 1EW

Asking Price: £385,000 Leasehold - Share of Freehold

**2i Recruit**





- Own Private Walled Garden
- Wealth Of Period Features including Many Exposed Wall and Ceiling Beams
- Attractive Communal Entrance Hall
- Sitting Room & Study/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Heating
- New 999 Year Lease + Share Of Freehold
- No Onward Chain



An extremely characterful grade II listed two bedroom, two reception room apartment, with its own private walled garden, occupying a wonderful position in one of Godalming's most attractive locations, set within in the conservation area in Church Street. The property is only moments from the High Street with its excellent shops, restaurants, leisure and recreational facilities as well the main line station.











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No. 25

Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 150 meters

Heathrow Airport – 30.3 miles Gatwick Airport – 29.7 miles

Doctors – 1.1 miles Dentist – 0.2 miles

A3 – 2.5 miles M25 – 15.6 miles M3 – 15.1 miles

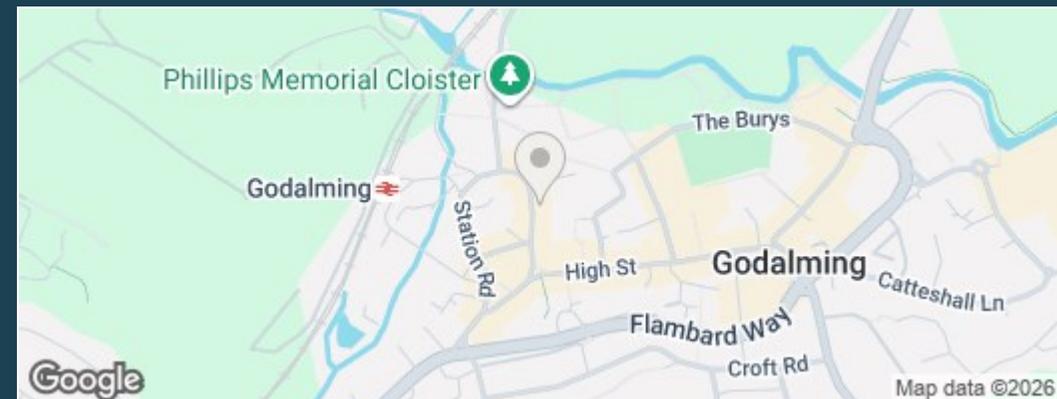
Council Tax Band - C Payable - £2138.83 (2024/25)

EPC - E Maintenance – Shared

Lease – New 999 Years + Share Of Freehold

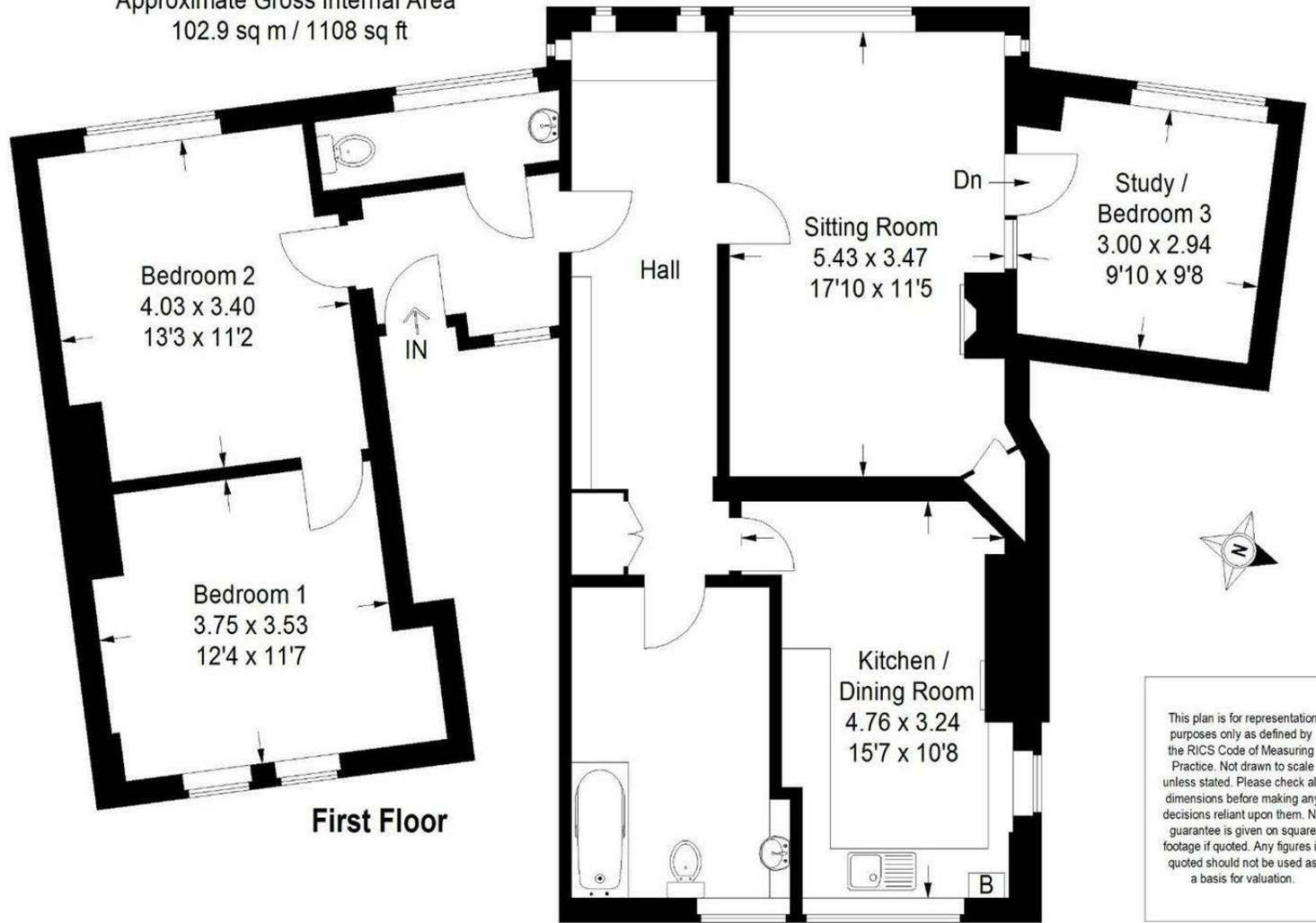


Directions: When walking from our office proceed along the High Street and just after reaching The Pepperpot turn right in to Church Street, number 18a will then be found after approximately 150 meters on your right hand side.



# Church Street, Godalming

Approximate Gross Internal Area  
102.9 sq m / 1108 sq ft



**Emery &  
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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.

