



19 Brighton Road

Godalming GU7 1NT

Asking Price: £379,500 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
- Useful Brick Built Garden Room/Home Office
- Terraced Rear Garden



A tastefully refurbished one bedroom terraced Victorian house with a great deal of charm and character occupying an elevated position set off the Brighton Road being only a short walk of the town centre and main line station serving London Waterloo in 45mins.

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







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

Godalming High Street – 0.3 miles

Doctors – 1.2 miles Dentist – 0.3 miles

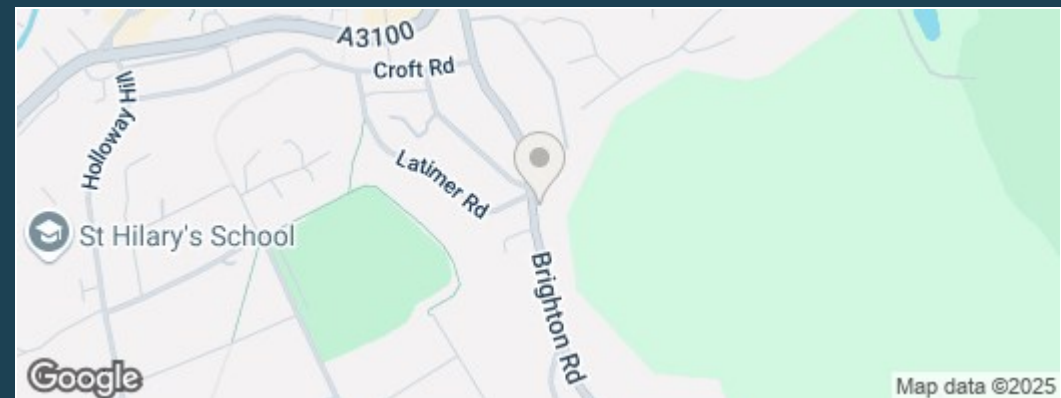
A3 – miles 3.0 miles M25 – 15.9 miles M3 – 14.8 miles

Energy Efficiency Rating D

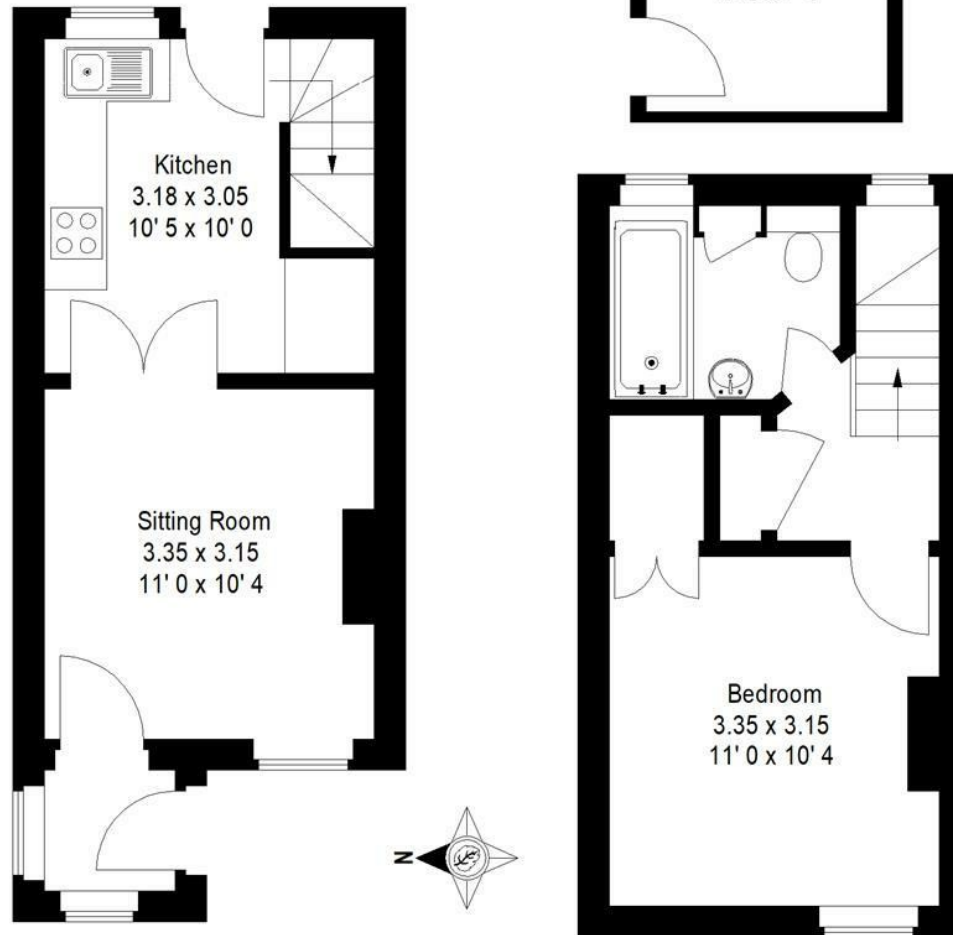
Council Tax Band C – Payable £2138.83 (2024/25)



Directions: Proceed out of Godalming on the B2130 Brighton Road for 0.2 mile and Number 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.



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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.