

01483 419 300

20 High Street, Godalming  
Surrey, GU7 1EB  
e-mail office@emery-orchard.co.uk

 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



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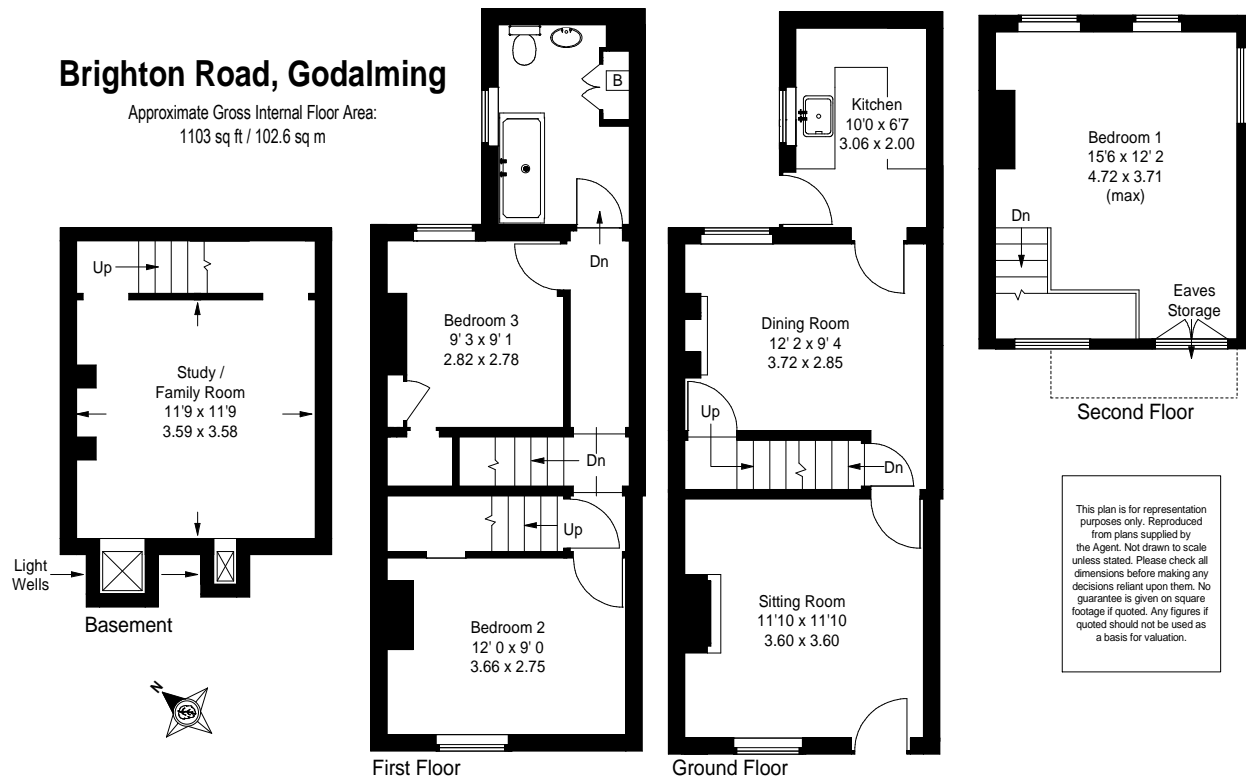
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**Brighton Road, Godalming**

Approximate Gross Internal Floor Area:  
1103 sq ft / 102.6 sq m



119 Brighton Road  
Godalming Surrey GU7 1PW

Price: £425,000 Freehold



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.








119 Brighton Road  
Godalming Surrey GU7 1PW  
Price: £425,000 Freehold

**DESCRIPTION:**119 Brighton Road is an attractive Bargate Stone fronted mid-terrace character cottage believed to date back to the turn of the last century. Over the years the property has been the subject of many improvements with works that have included a loft conversion adding a large double bedroom. Internally the house retains a good deal of charm and character and offers adaptable accommodation arranged over four levels. On the ground floor there is sitting room with open fireplace, dining room and kitchen as well as a staircase from the dining room leading down to a very useful cellar. On the first floor there are two good sized bedrooms and bathroom whilst on the second floor there is a large double bedroom. The house also benefits from gas central heating. Outside the property is elevated from the road and enjoys a lovely aspect to the front over Crownpits Green. The gardens are principally arranged on a number of terraces the higher of which have far reaching views over Godalming. The property is likely to appeal to purchasers seeking a character home that is within easy reach of the town centre and main line station.

AT A GLANCE

- Sitting Room
- Dining Room
- Kitchen
- Useful Cellar
- Three Bedrooms
- Bathroom
- Gas Heating
- Many Period Features
- Terraced Rear Garden with Views
- Easy Reach of the Town Centre

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1m
	Guildford	5m
	DISTANCE TO A3 AND M25	
	A3	3.8m
	M25	16.5m
	DISTANCE TO CENTRE	
	Godalming	0.5m
	Guildford	4.8m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.3m
	Secondary	2.8m
	COUNCIL TAX	
	Band	E



DIRECTIONS:

From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road. Continue up Brighton Road and Number 119 will be found after approximately ½ mile on your left hand side.

