



60A High Street, Godalming, Surrey, GU7 1DU

Asking Price £275,000

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This unique and character-filled one-bedroom split-level apartment offers an enchanting living experience. With a wealth of charming features, this property is sure to captivate anyone seeking a distinctive home.

As you enter through the ground floor entrance, you are immediately drawn to the elegant staircase that leads to the upper levels. The modern bathroom, situated conveniently on the first floor, ensures comfort and convenience for residents and guests alike.

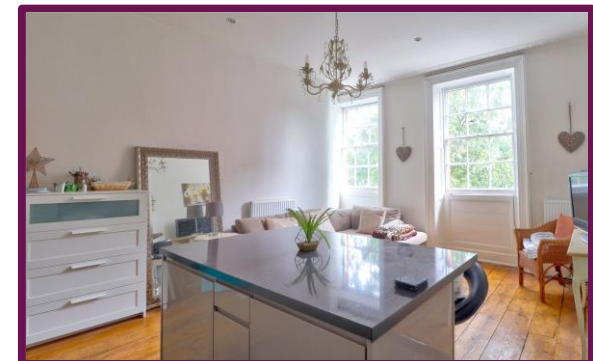
The highlight of this apartment is the wonderful open plan kitchen diner located on the first floor. This spacious area is perfect for hosting social gatherings or simply enjoying a quiet meal while admiring the characterful details that surround you.

Ascending to the second floor, you will discover a further bathroom boasting modern amenities. Beyond this, you will find the double bedroom, exuding a sense of tranquility and offering a cozy retreat for relaxation. Additionally, the smart partitioning allows for the creation of a second bedroom, should the need arise.

This is a truly unique property, blending the sophistication of modern living with the charm of bygone eras.

Council Tax Band: C

- Charming character apartment
- One-bedroom split-level
- Open plan kitchen diner
- Double bedroom (Partitioned into two)
- Central location
- Chain Free
- Character Features
- Close to Station



Floorplan

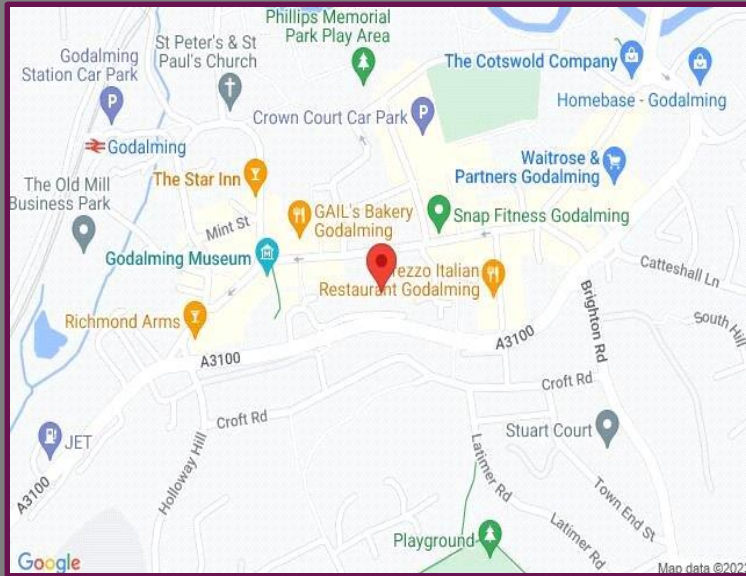


TOTAL FLOOR AREA : 849sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their accuracy or reliability.

Location

This apartment is on the High Street of the market town of Godalming with an excellent array of shops, wine bars, restaurants, as well as two superstores. The main line railway station is close to the town centre and provides direct services into London Waterloo in approx 45 minutes. The A3 linking the M25 is 2 miles from the town centre. There is an excellent selection of schools in the area that cater for most ages and denominations, both in the public and private sectors, and good leisure facilities including swimming pools and health clubs, golf courses at Milford, Chiddingfold and Hurtmore while South Coast beaches are around 30 miles away. Guildford town, with its cobbled High Street, has a multitude of mainstream shops, cinemas and theatres and is approx 4 miles from Godalming, for which there are direct bus and train connections.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	29 F
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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