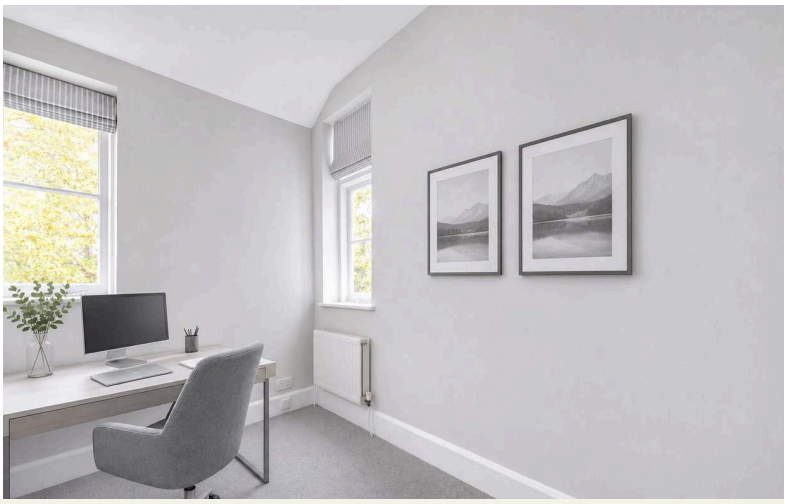
CURCHODS







Flat 2, 89 Epsom Road

Guildford, Surrey, GU1 3PA

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £425,000

Share Of Freehold



This delightful first-floor apartment perfectly blends period charm with modern living. The spacious reception room is filled with natural light from its large bay windows, creating a bright and welcoming space. Neutral décor and high ceilings further enhance the sense of space and character throughout.

The property offers two well-proportioned double bedrooms, both providing comfortable and versatile accommodation. The principal bedroom benefits from ample fitted storage, while the second bedroom would make an ideal guest room. There is also a useful third room, offering excellent flexibility as a home office or study. The contemporary bathroom is finished to a good standard, providing a stylish and practical space.

The kitchen is thoughtfully designed, combining functionality with modern style and benefiting from a range of fitted appliances. Further advantages include off-street parking and a communal garden, making this an appealing home for those seeking character, convenience and comfortable living.





Key Features

- Period Charm
- Bright Reception Room
- Two Double Bedrooms
- Modern Kitchen
- Contemporary Bathroom
- Off-Street Parking
- Communal Garden
- Within Walking Distance of Guildford Town Centre

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal and broadband.

Charges (if applicable):
Lease commenced 01/01/2002: 100 years remaining
Maintenance Charge £2,600
Review Date: 10/03/2027

Location

Guildford is a vibrant town known for its historic charm and modern amenities. The property is located on Epsom Road, a sought-after area that offers a peaceful residential setting while being close to the town centre. Guildford boasts a variety of shops, restaurants, and cultural attractions, providing a lively atmosphere for residents.

Transport links are excellent, with Guildford railway station offering regular services to London and other major cities. The town is also well-connected by road, with easy access to the A3 and M25, making it a convenient location for commuters.

Families will appreciate the selection of reputable schools in the area, catering to all age groups. The surrounding countryside offers plenty of opportunities for outdoor activities, with beautiful parks and walking trails nearby. Guildford combines the best of town and country living, making it an ideal place to call home.



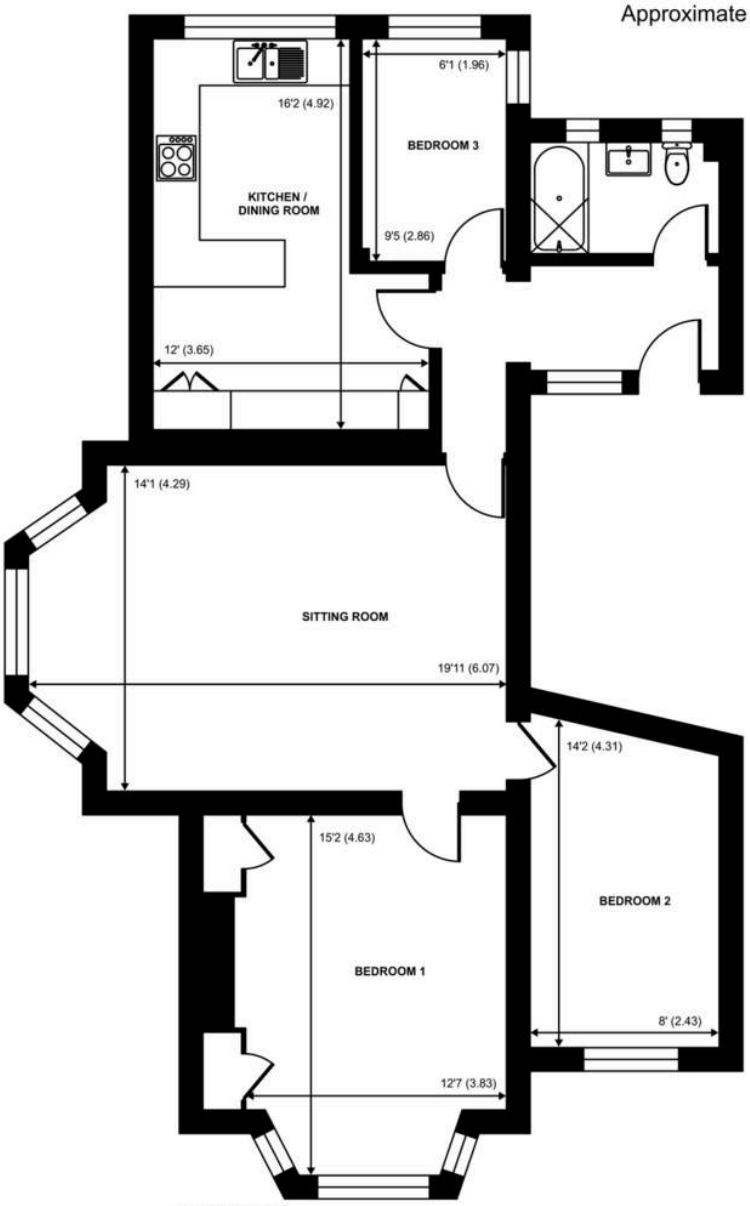




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Approximate Area = 923 sq ft / 85.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1543193

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The Clock House, 2, London Road, Guildford, Surrey, GU1 2AF

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Reference: CGD260151

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