



Flat C, Dolphin House, Guildford, Surrey, GU1 4JS

FLAT C, DOLPHIN HOUSE, GUILDFORD, SURREY, GU1 4JS

- FOR SALE BY INFORMAL TENDER – BEST AND FINAL OFFERS TO BE SUBMITTED BY 9TH OCTOBER 2025
- GUIDE PRICE: £250,000–£275,000
- TWO-BEDROOM FLAT IN THE HEART OF GUILDFORD TOWN CENTRE
- REQUIRES FULL MODERNISATION
- DOUBLE-ASPECT LIVING AREA WITH FAR-REACHING VIEWS
- NO ONWARD CHAIN
- SOLD AS SEEN
- EPC RATING: F



Sale by Informal Tender – Best and Final Offers to be Submitted by 12 noon, Thursday 9th October 2025

Guide Price: £265,000–£275,000

Situated in the heart of Guildford town centre, this two-bedroom flat in Dolphin House offers a fantastic opportunity for buyers looking to modernise and add value. Requiring full refurbishment, the property provides a blank canvas to create a stylish and comfortable home or investment.

Accommodation comprises: spacious double aspect living room with elevated views across Guildford; separate kitchen; two well-proportioned double bedrooms; and a 3 piece bathroom.

Located on Chertsey Street, the property is just moments from Guildford High Street, with its excellent range of shops, restaurants, and transport links including the mainline station.



Lease Details

Tenure: Leasehold

Lease Length: 143 years remaining - ends 01/08/2168

Service Charge: Circa £2,500 per annum - tbc

Ground Rent: Circa £50 per annum - tbc

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts has monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and direct access to Gatwick, the A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 90 YARDS

GUILDFORD MAINLINE STATION | 0.5 MILES

LONDON ROAD STATION | 0.5 MILES

LONDON WATERLOO | FROM 35 MINUTES BY TRAIN FROM
GUILDFORD MAINLINE STATION

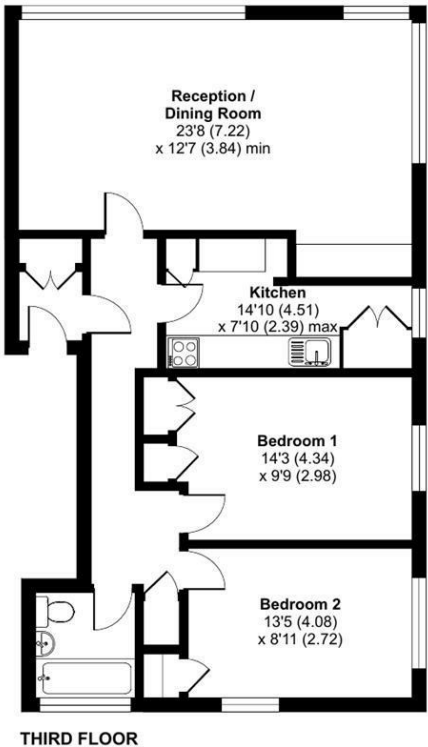
HEATHROW AIRPORT | 23 MILES

CENTRAL LONDON | 30 MILES

Dolphin House, Chertsey Street, Guildford, GU1

Approximate Area = 894 sq ft / 83.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Clarke Gammon. REF: 1346613

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

Mains water, electricity, mains drainage
gas central heating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG GUILDFORD OFFICE

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DIRECTIONS

Sat Nav Ref: GU1 4JS

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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