



Flat 3 60 Nightingale Road

Godalming Surrey GU7 2HU

Asking Price: £500,000 Leasehold · Share of Freehold



- 1228 Sqft of Adaptable Accommodation Arranged over Two Floors
- Easy Reach of Godalming Town Centre
- Leasehold with Share of Freehold
- Many Original Period Features
- Short Walk of Farncombe Centre & Main Line Station
- Sitting Room & Study
- Kitchen/Breakfast Room
- Three Bedrooms, Bathroom & Toilet
- Private Enclosed Garden
- Garage & Off Road Parking



An exceptional and unusually spacious (1228sqft) three-bedroom character home, renovated in 2024 and offering beautifully presented, bright and highly adaptable accommodation arranged over two floors. Occupying the first and second floors of an attractive detached character property, the home combines period character with a stylish contemporary finish and benefits from its own private garden, garage and off-road parking, as well as a separate study ideal for home working.

The property enjoys an enviable position in a mature residential road and is conveniently located within a short walk of Farncombe village centre, with its excellent range of local amenities and mainline railway station providing direct services to London Waterloo in approximately 45 minutes.











Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.2 miles

Godalming High Street – 0.8 miles

Infant School – 0.2 miles Junior School – 0.5 miles

Secondary School – 0.8 miles

Doctors – 0.6 miles Dentist – 0.4 miles

A3 – 2 miles M25 – 12.5 miles M3 – 14 miles

999 Year Lease from 25/03/1962 - No Ground Rent

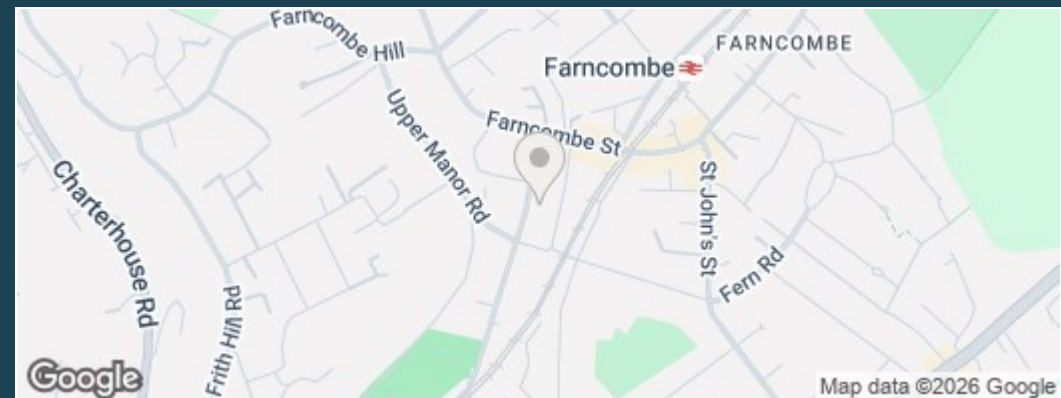
Shared Maintenance Charges as and when required.

Council Tax Band – C Payable – £2239.94 (2025/26)

EPC Rating – E



Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road. Take the second turning right into Nightingale Road and proceed for approx. 3/4 mile passing over the railway bridge and 60 Nightingale Road will then be found on the right just after the turning right into Tottenham Road.

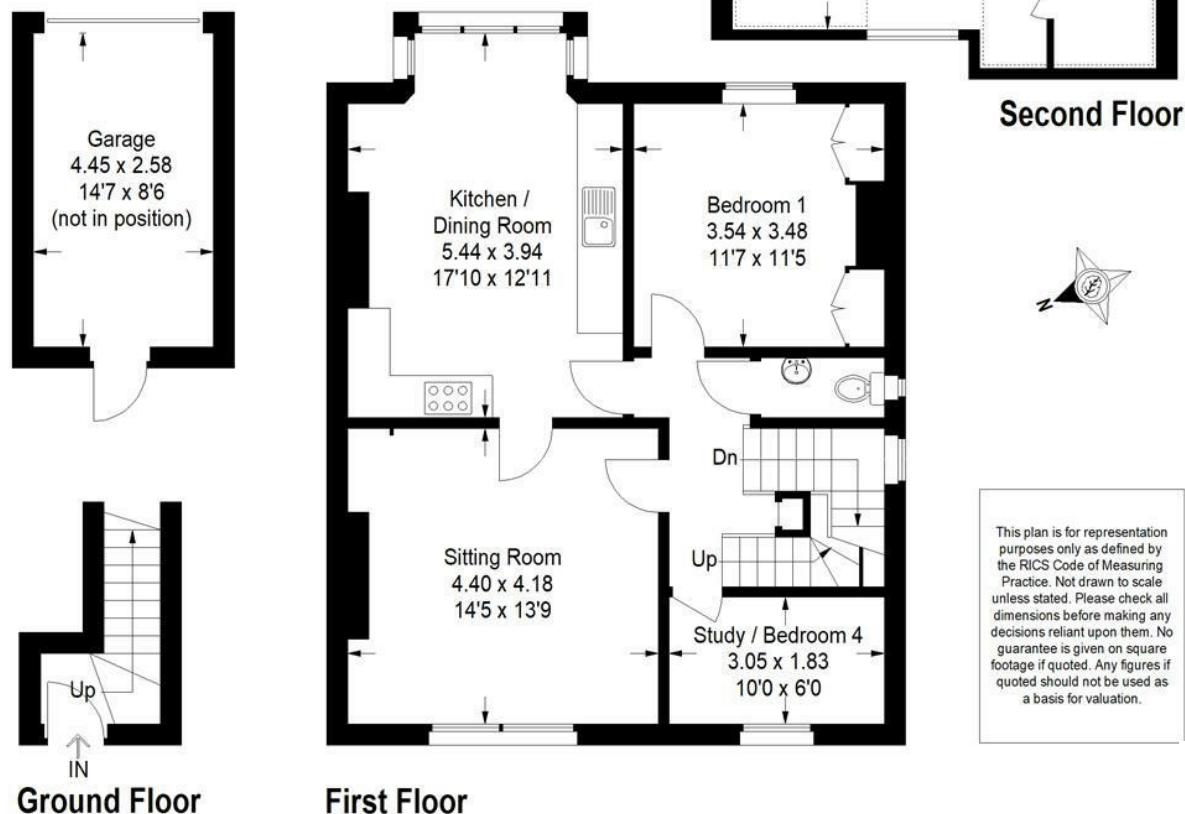


Nightingale Road, Godalming

ZOOPLA

Approximate Gross Internal Area
Ground Floor = 3.4 sq m / 36 sq ft
First Floor = 69.0 sq m / 745 sq ft
Second Floor = 41.5 sq m / 447 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 125.4 sq m / 1352 sq ft

Reduced headroom below 1.5 m / 5'0"



Emery & Orchard
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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.