



19 The Meadows, Portsmouth Road, Guildford, Surrey, GU2 4DT



**19, THE MEADOWS PORTSMOUTH ROAD  
GUILDFORD GU2 4DT**

- Well presented first floor flat with vacant possession
- Main reception with elevated views
- Second Reception/Study/Office
- Bathroom and Cloakroom
- Sought-after residential location
- Two bedrooms with wardrobes
- Balcony
- Garage in nearby block
- Easy walk to town centre and Station
- EPC: C



**A well presented two bedroom first floor flat located in the popular Meadows development within approximately half a mile walking distance of Guildford town centre and main line station**

An excellent opportunity to purchase this desirable first floor flat, located in the established and well regarded Meadows development which is located within walking distance of Guildford town centre on the favoured south side of the town. The property offers an interesting layout to include a further reception room off the main reception room, along with a balcony which offers elevated views down to the river and beyond. Enviably situated 0.5 miles from Guildford town centre, which can be accessed by a particularly attractive walk through an established part of Guildford via quiet lanes/roads. Guildford main line station is also within walking distance, located approx. 0.6 miles away. The property is being sold with vacant possession and no onward chain.

The accommodation comprises: Communal Hallway; Entrance Hall; Cloakroom; fitted Kitchen with integrated hob and oven; inner hallway; Bathroom; Bedroom 1 with wardrobe; Bedroom 2 with wardrobe; Main reception room with parquet flooring; and a further reception, possible Study/Office. A Garage is also included in the sale, conveniently situated to the front of the building. The property also affords uPVC glazing, gas warm air heating and all main services.





## THE GROUNDS

The Grounds are very attractive with mature trees and shrubs although mostly laid to lawn leading down towards the River Wey. On site parking is available and a driveway provides access to the garage.

## 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 and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with 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 there is also London Road train station. 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.

GUILFORD | 0.5 miles

LONDON WATERLOO | 36 MINUTES BY TRAIN

HEATHROW AIRPORT | 24 miles

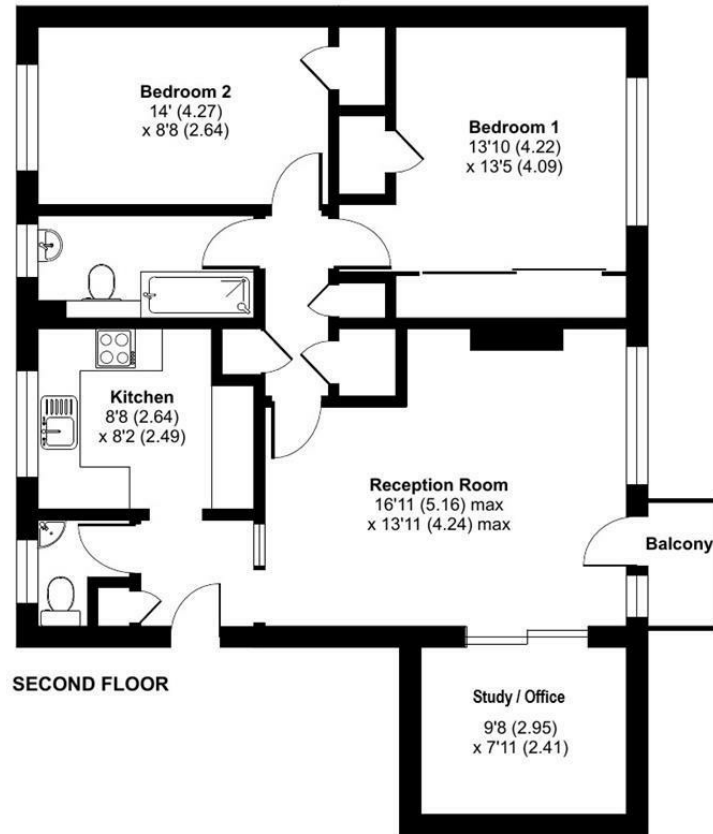
GODALMING | 4 miles

CENTRAL LONDON | 33 miles

# Portsmouth Road, Guildford, GU2

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

## SERVICE/ MANAGEMENT CHARGES

Service Charge: £525 to be paid quarterly  
Ground Rent: £0

26th January 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Clarke Gammon. REF: 1397843

## CG GUILDFORD OFFICE

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## 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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