



LINCOLN HOUSE  
Guildford

HILL CLEMENTS



## **LINCOLN HOUSE**

**West Road, Guildford, Surrey GU1 2AR**

**Tucked away in a very convenient location in a Conservation Area in the heart of Guildford and within a short walk of the High Street and all the town's amenities – a detached Victorian town house currently listed as a House in Multiple Occupation and previously let out as bedsits, but with excellent scope**

**CURRENTLY 4 BEDSITS AND A SELF CONTAINED SECOND FLOOR FLAT BUT OVERALL COMPRISING:  
6 LETTABLE ROOMS: 3 SHOWER ROOMS: BATHROOM: 3 KITCHENS: LOVELY RECEPTION HALL AND FINE  
STAIRCASE: GAS CENTRAL HEATING: UNDERCROFT CELLAR STORAGE AREA: SMALL PAVED REAR GARDEN:  
GATED LARGE GRAVELLED PARKING AREA**

**High Street – 0.25 mile. Main line station (Waterloo 38 mins) – 0.75 mile**

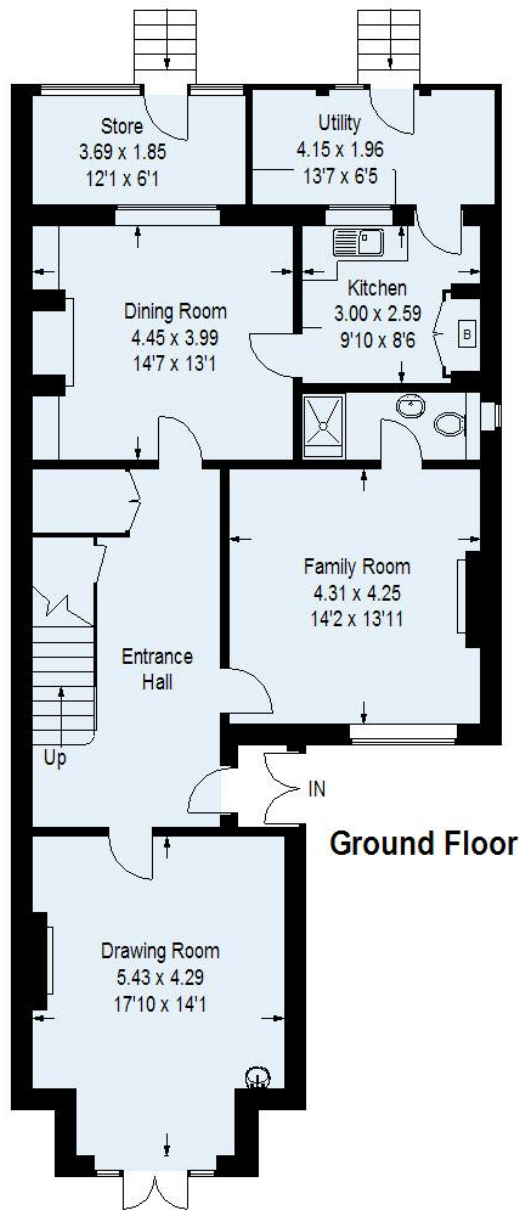
**PRICE GUIDE: £800,000 FREEHOLD**

**The Location** West Road is a no-through road situated in the heart of Guildford, just off Waterden Road and within the Conservation Area. The High Street, the shops and all of Guildford's excellent amenities, including the towns numerous restaurants and bars are all within walking distance. The wide open space of Stoke Park with The Spectrum Leisure Centre is only a short walk, as are the Downs. There are many sought after schools in the immediate vicinity including the Girls High School, Tormead, Lanesbrough, The Royal Grammar School and Holy Trinity Junior School.

**The property** Lincoln House is a fine detached Victorian house which is currently registered and licensed as a House in Multiple Occupation, meaning that it has been divided and let as bedsits sharing kitchen and bathrooms. There are many fine features within including a lovely original staircase rising to the second floor and original fireplaces.

Currently the accommodation comprises two bed sits on the ground floor, one with an en suite shower room, a breakfast room, kitchen and utility room. On the first floor there are two further bedsits with a kitchen, shower room with WC and further small shower room. The second floor comprises a self contained flat of sitting room, bedroom, kitchen and bathroom, although this could also be utilised as two bedsits sharing the kitchen and bathroom. Outside there is an under croft cellar which does not have full head height. There is a large front courtyard providing parking for several cars with a car port and a side access leads to the small paved rear garden.

**Directions** From the roundabout at the top of Guildford High Street, take the London Road passing G-Live and turn right at the traffic lights into Waterden Road. Turn right again into West Road and Lincoln House will be found at the end on the right.

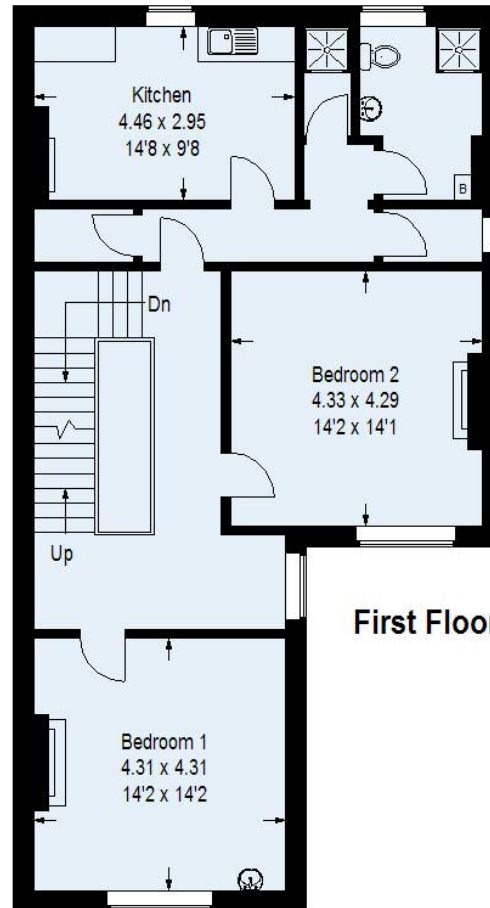


**Ground Floor**

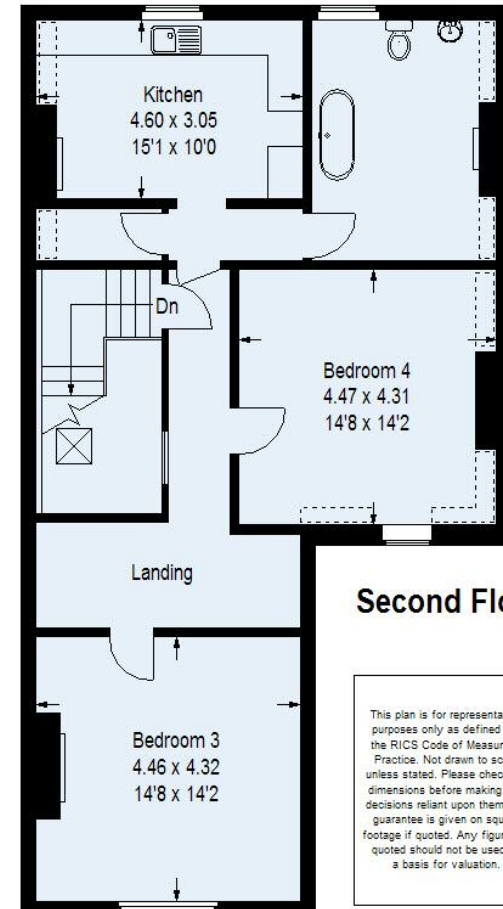
Approximate Gross Internal Area  
 Ground Floor = 105 sq m / 1130 sq ft  
 First Floor = 92 sq m / 990 sq ft  
 Second Floor = 96 sq m / 1033 sq ft  
 Second Floor = 7 sq m / 75 sq ft  
 Total = 300 sq m / 3228 sq ft



= Reduced headroom below 1.5 m / 5'0"

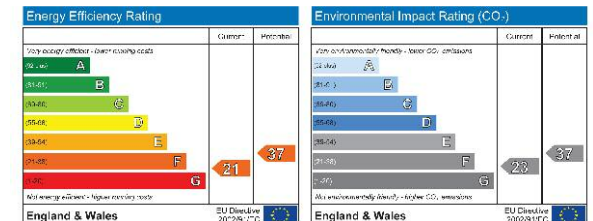


**First Floor**



**Second Floor**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT



