

South Terrace, The Bellairs Apartments  
Guildford, Surrey

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A beautifully appointed, **luxury apartment** in a historic conversion on the doorstep of the River Wey in the heart of Guildford.

### Summary of accommodation

**First Floor:** Open-plan living room, dining room and kitchen | Guest cloakroom | Balcony

**Second Floor:** Principal bedroom with en suite bathroom | Second bedroom with en suite shower room

**Outside:** Parking | Separate garage

### Distances

Guildford's High Street 350 yards, River Wey 175 yards, Guildford Mainline Station 0.4 miles (from 32 minutes to London Waterloo)  
London Road Station, Guildford 1 mile (from 47 minutes to London Waterloo), A3 northbound 1.5 miles, A3 southbound 1.2 miles  
M25 (Junction10) 10.6 miles, Heathrow Airport 23.8 miles, Gatwick Airport 25.5 miles  
(All distances and times are approximate)



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## Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. The River Wey is 175 yards from the apartment with lovely walking routes along the waterway, and there is the option of gentle river cruises, or for the more adventurous and active, paddle boarding or even competitive rowing from Guildford Rowing Club. From the apartment, the lower end of Guildford's historic High Street is within 350 yards with extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month. Guildford is well-known for having excellent schooling in both the state and private sectors, including St Nicholas Infant School, Guildford County School, St Catherine's, The Royal Grammar School and Preparatory School, Tormead, Guildford High School and Charterhouse.





## Schools

Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

## The property

South Terrace is a two-bedroom duplex apartment with accommodation arranged across the first and second floors. The spacious open plan kitchen, dining and living area is designed to maximise spacious living and features tall ceilings and large south facing feature windows allowing natural light to flood in. This area opens onto a first-floor terrace area, ideal for al fresco dining and entertaining. On the second floor, the principal bedroom has a large arched picture window and vaulted ceilings. There is a second double bedroom, and both bedrooms have their own en suite bathrooms.

South Terrace also has its own garage, which is situated just 100 metres from The Bellairs Apartments at the north end of Millmead Terrace. The garage has a remote-controlled electric roller shutter metal door, fluorescent tube lighting and double socket power. There is also secure storage within the external basement accessed from the courtyard enabling storage of bulky items such as golf clubs within allocated lockers.

The Bellairs Apartments is a sympathetic conversion of just eleven unique apartments by Dorking-based Reside Developments. The original building with its imposing Victorian façade dates from 1885 and was originally called St Nicolas Parish Hall and Working Men's Club. In the late 19th century, it was converted into a theatre for amateur productions. It was more recently home to The Guildford School of Acting & Dance, originally known as the Grant-Bellairs School of Dance and Drama after its founders.







Formed in London in 1935, the school was relocated to Guildford in 1945 as a result of World War II and the building became known as The Bellairs Playhouse. In 2010 the GSA became a subsidiary company of the University of Surrey and moved to new premises including a wonderful new theatre called the Ivy Arts Centre situated at the University Campus.

With famous alumni such as Bill Nighy, Celia Imrie, Brenda Blethyn and Michael Ball having tread its boards in the past, the former home to the Guildford School of Acting is certainly rich in its history of the performing arts. Today, virtually every West End production features performers who trained at GSA.

## Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

## Directions

Postcode: GU2 4AY

What3words: ///metals.meal.gravel

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

Tenure: Freehold/Leasehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band D

EPC Rating: B





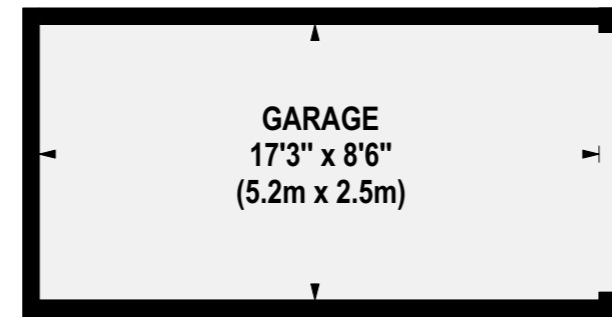
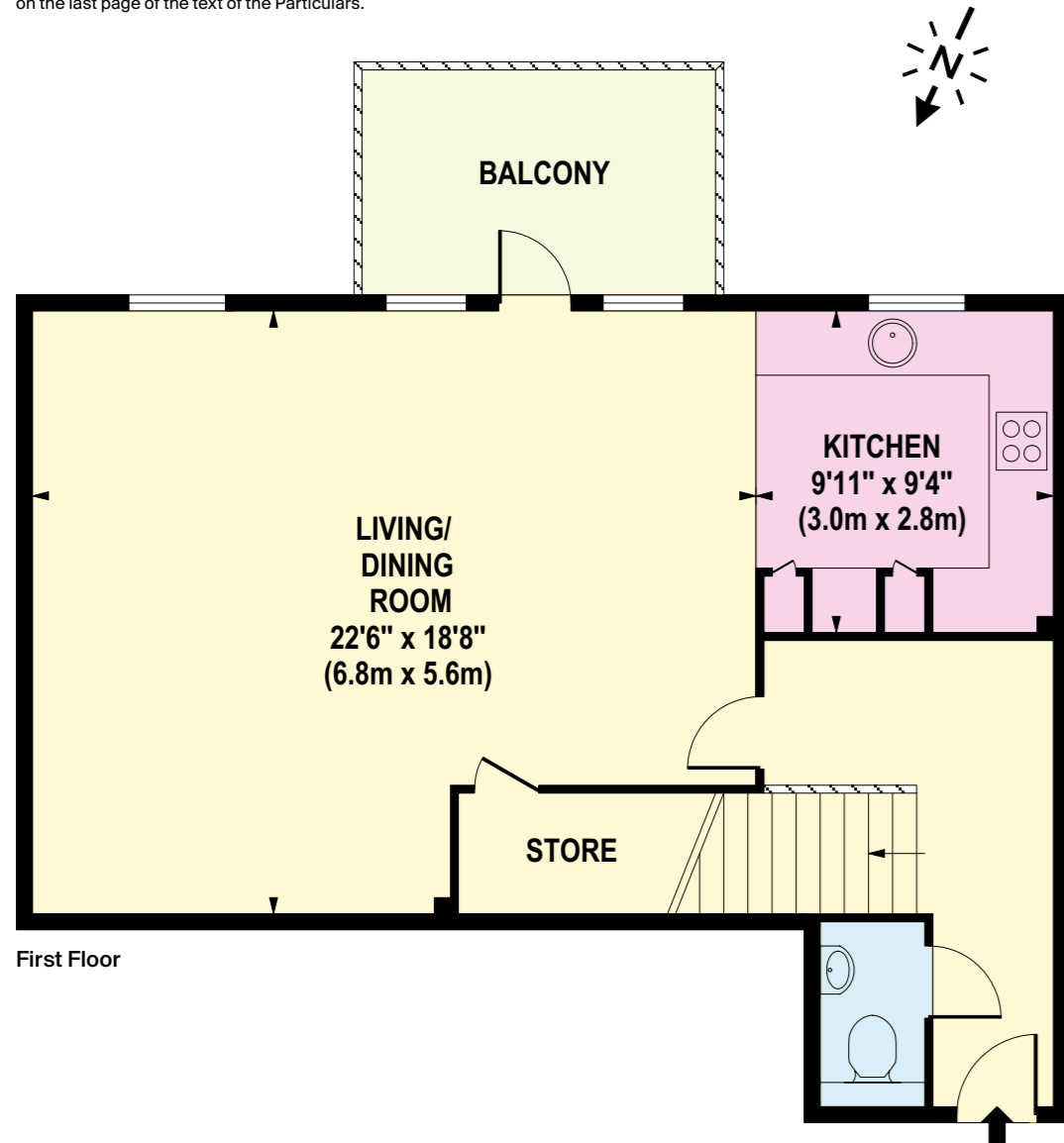
### Approximate Gross Internal Floor Area

Main House: 1136 sq ft / 106 sq m

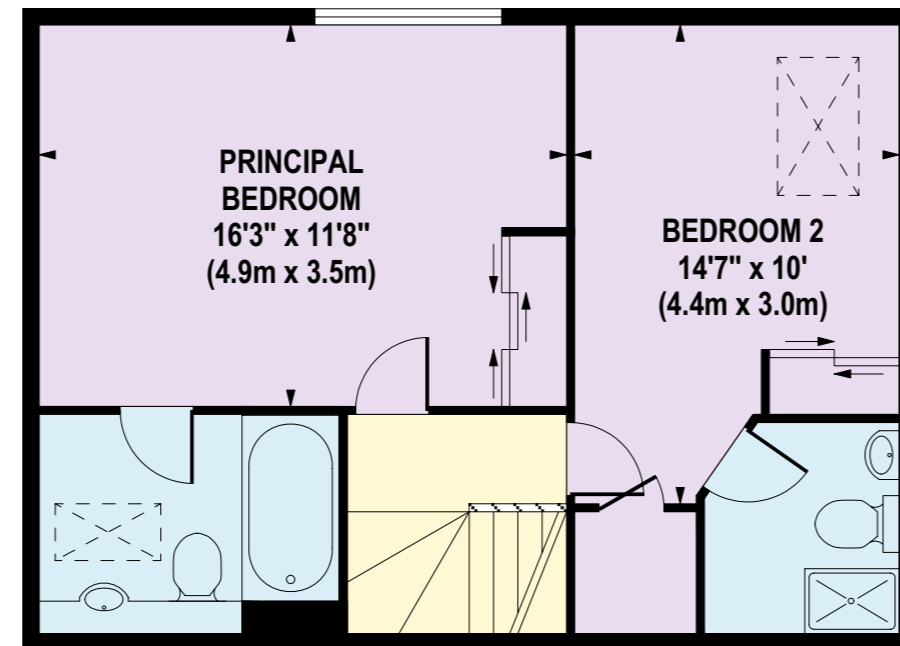
Garage: 145 sq ft / 13 sq m

Total: 1281 sq ft / 119 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Specification

### Internal

- Modern and contemporary design, immaculate throughout
- Tall sash and large feature windows
- Quiet, peaceful, excellent sound insulation
- Generously appointed and spacious rooms
- State of the art heating and home management systems
- Underfloor gas wet heating throughout
- Mood lighting in all rooms
- Hard wearing Karndean flooring downstairs
- Large balcony with period balusters and contemporary glass balustrades within
- Plantation shutters throughout
- High ceilings
- Large storage walk-in closet beneath stairs

### Bedrooms

- Vaulted ceilings
- Large arched picture window in main bedroom (3.1m x 1.6m)
- Both bedrooms with en suite
- Second bedroom with wet room and linen cupboard
- Modern fitted cupboards

### Bathrooms

- Villeroy & Boch sanitaryware
- Both bathrooms en suite, separate WC downstairs
- Walk-in rain shower in 2nd en suite
- Heated towel rails
- Ceramic tiles on bathroom floors and walls

### Kitchen

- Contemporary kitchen with Silestone quartz worktops
- Marble tiles
- Integrated Siemens kitchen appliances, double oven, combination oven/MW, induction hob
- Integrated wine cooler
- Pull out larder



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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