



## 34 King Edward VII Apartments, Kings Drive, Midhurst, GU29

An immaculate 2nd floor apartment tucked away in a prestigious development with on site facilities and 165 acres of woodland walks

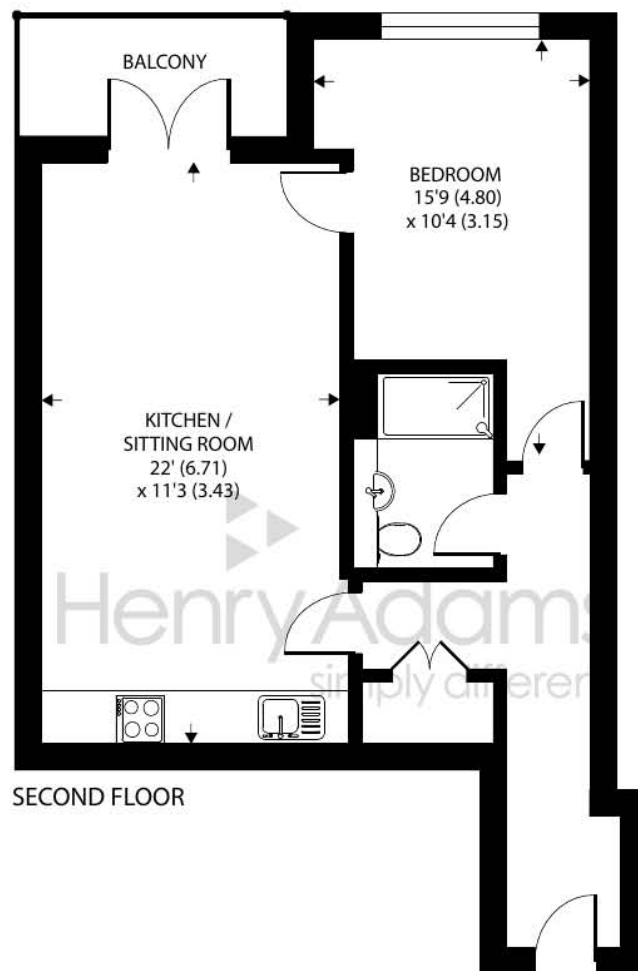
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- ▶ South Facing Balcony
- ▶ On-Site Facilities
- ▶ Concierge Service
- ▶ Iconic Formal Gardens
- ▶ Superfast Broadband
- ▶ High Specification
- ▶ Electric Parking Space
- ▶ Underfloor Heating
- ▶ Double Glazed
- ▶ Welcoming Community

Located in the heart of the spectacular South Downs National Park, the King Edward VII estate offers contemporary luxury living within the timeless landscape of an Area of Outstanding Natural Beauty. This charming Grade II listed building was originally founded at the beginning of the 20th Century and has been superbly restored to provide elegant spaces to relax and socialise in. Onsite facilities include a gym, swimming pool, 165 acres of private woodland walks and the availability of a guest suite should you need it. The Estate's friendly concierge is also on hand to ensure you feel perfectly at home.

Tucked away in the north west wing and with its own private balcony, No.34 occupies an enviable position and is a second floor, one bedroom apartment covering 536 sq ft. As you enter, style and elegance is the first thing that comes to mind with a high specification finish complimented by spacious open plan living and underfloor heating. A luxury shower room is found on the left as you enter along with a cleverly designed utility cupboard which has the plumbing for a washer/dryer. The main living space is thoughtfully laid out and is a real feature with double doors opening onto a south facing balcony and ample space for a dining table with a comprehensive kitchen layout including plenty of storage and an integrated dishwasher, oven and microwave. The spacious bedroom has plenty of room with views over colourful communal gardens. This apartment also comes with a secure underground parking space with electric car charging point.





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Approximate Area = 536 sq ft / 47.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 975141

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location and Amenities

Built in 1901 and designed to be a tuberculosis hospital, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906, and heralded as one of the three finest hospital buildings of its time. Since then, through expert restoration, the vision has been to create a new and vibrant destination in the centre of a glorious location.

Situated three miles away, the thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to golf, shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

