



A magnificent apartment with exceptional views from a private terrace balcony, located within the stunning and highly desirable King Edward VII Estate.

Guide Price £725,000
Kings Drive, Midhurst, GU29 0EX



2
Bedrooms



2
Bathrooms



Large Private
Terrace



Landscaped
Gardens & Views



165 acre
estate

ALISON MCCAREY POWERED BY **exp** TM UK

Your Personal Three Counties Estate Agent

@ alison.mccarey@exp.uk.com | 07506 730 460



No. 123, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

Perfectly located in the heart of the South Downs, this superb two bedroom, first floor apartment, with private terrace offering outstanding views of the gardens and hills beyond, is simply exquisite. King Edward VII Estate is just 15 minutes south of Haslemere (London Waterloo 55 minutes) and close to the excellent amenities of Cowdray Park and Midhurst. The area's natural beauty, walks and commutability to London makes this property an extremely attractive residential option.

Experience refined elegance in this sophisticated apartment, which is thoughtfully designed for maximum comfort and attention to detail. Every aspect exudes understated elegance and sophistication. From the opulent fixtures and meticulously crafted cabinetry to the engineered hardwood flooring providing a luxurious feel underfoot, every detail has been carefully selected to create an atmosphere of unparalleled refinement.

This luxurious 986 sq ft, dual aspect apartment offers a fantastic blend of indoor and outdoor living space. The impressive living area is light and airy, with a large open plan kitchen and dining area that is perfect for entertaining. Characteristic lead light windows provide views to the listed Chapel building and Edwardian gardens.

The modern kitchen is equipped with ample storage space thanks to its bespoke wooden cabinets and quartz worktops. Premium integrated appliances include a Siemens double oven, an integrated dishwasher, and a refrigerator freezer.

Off the elegant hallway is a convenient utility store that houses the washer/dryer and additional storage.

Step through two sets of French doors from the living space onto a 46 ft long private south facing terrace - the perfect spot for enjoying an evening drink with beautiful garden views.

The sumptuous principal bedroom is stylishly comfortable and bathed in light from its own set of French doors that lead onto the terrace, a great spot for a morning coffee. The master also benefits from fitted carpets in a soft neutral tone, bespoke fitted wardrobes and a luxurious spa-style bathroom with overhead rainfall shower and Travertine tiling.

The second double bedroom, with fitted carpets in a soft neutral tone, also incorporate its own set of French doors onto the terrace. This second bedroom also benefits from an adjacent shower room, making it ideal for use as a guest suite or home office.

There are two secure designated underground parking spaces with key fob access, an alarm and video intercom system, and a lift.

An additional feature of this property is a separate storage room measuring 11ft x 3' 7" and a height of 10 ft which is fully racked out with lighting and fitted with secure lock.

Residents can relax in award-winning gardens designed by the highly acclaimed garden designer, Gertrude Jekyll, restored to original plans and featuring original planting. With a network of private footpaths and measured walks it's easy to explore the 165 acres of meadows, heath and woodland that surround the home.

The combination of modern living spaces and historical elements in this property creates a unique atmosphere that is both inviting and inspiring.

A viewing of this property is highly advised in order to fully appreciate its wonderful features and distinctive qualities. Furthermore, visiting the surrounding area, such as the gardens, communal spaces, and amenities, allows you to immerse yourself in the environment and learn about the lifestyle benefits of living on the estate.

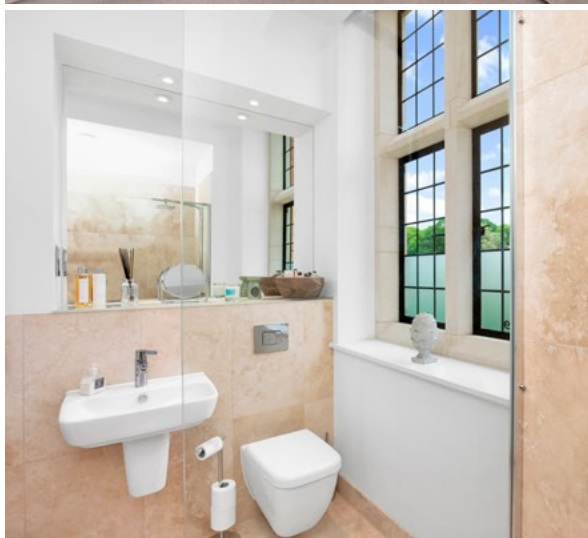








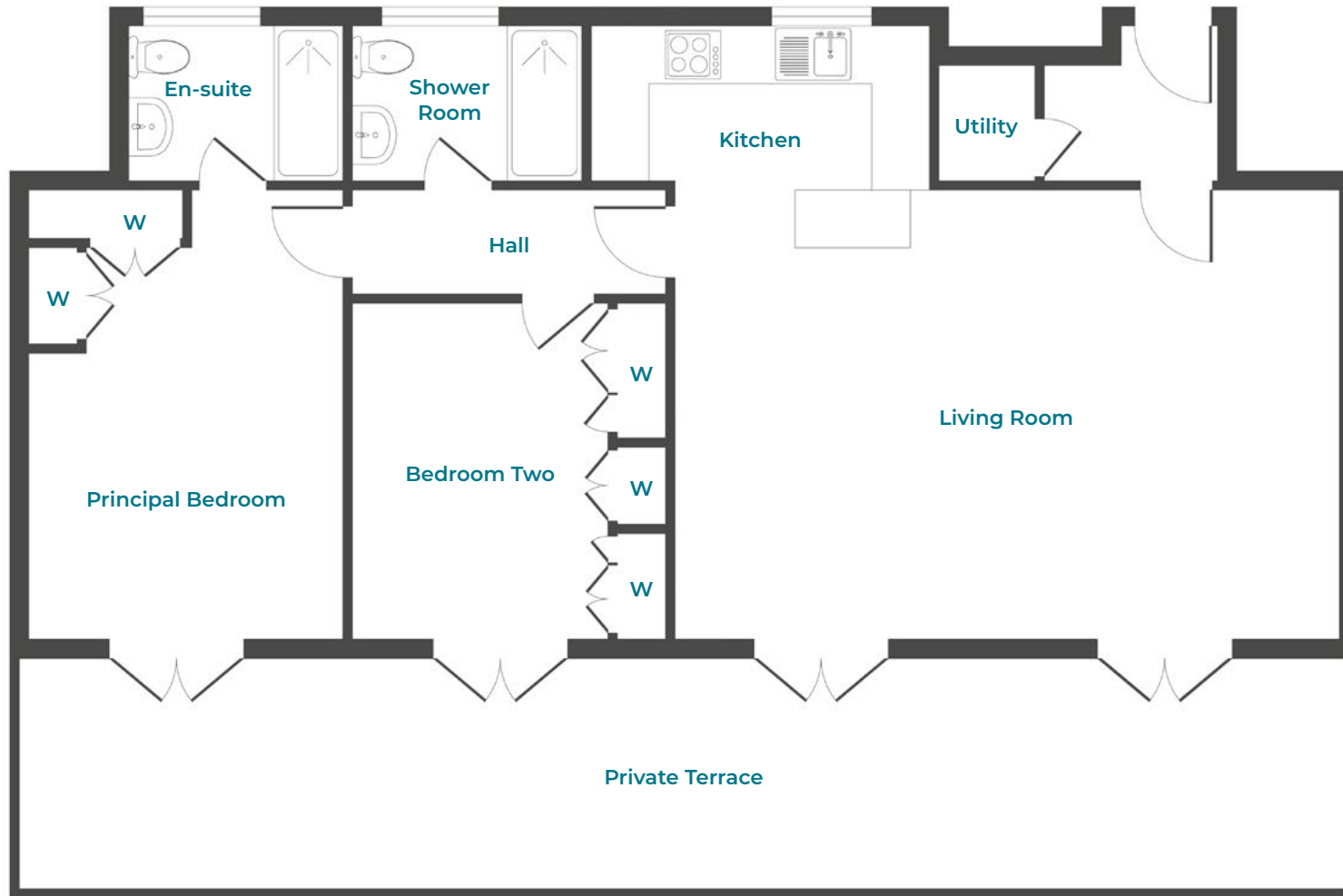
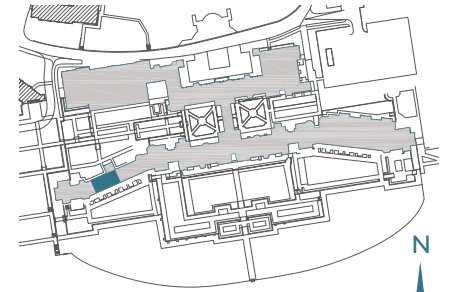
- Luxurious 986 sq ft, dual aspect apartment blending indoor and outdoor living space.
- Light and airy living area with large open plan kitchen and dining area, perfect for entertaining.
- Lead light windows with views of the listed chapel building and award-winning gardens.
- Modern kitchen with bespoke wooden cabinets, quartz worktops, and premium integrated Siemens appliances.
- Utility store off the elegant hallway with washer/dryer and additional storage.
- Large private terrace covering the whole width of the property, great for entertaining
- Light-filled master bedroom with en suite, dressing area and direct access onto the terrace through French doors
- Second bedroom with adjacent shower room and direct outside access – ideal for guests or a home office
- Two secure designated underground parking spaces with key fob access
- Alarm and video intercom system
- Lift access
- Separate storage room with lighting and secure lock



No. 123 King Edward VII Estate

Gross Internal Floor Area: 986 sq ft / 91.6 sq m

Living / Dining / Kitchen (max)	23' 0" x 22' 4"	(7.0m x 6.8m)
Principal Bedroom	15' 9" x 10' 10"	(4.8m x 3.3m)
Bedroom Two	11' 10" x 10' 10"	(3.6m x 3.3m)



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.





Situated just 15 minutes south of Haslemere (London Waterloo 55 minutes), Apartment No. 123 forms part of the King Edward VII Estate and offers 165 acres of private gardens and heathland within the South Downs National Park.

Residents can enjoy the indoor heated swimming pool, steam room and gym.

Ideal for dog walking, the Estate includes a series of beautiful measured walks exclusive to residents. There is also a concierge on hand Monday to Friday who can hold keys and take deliveries if required.



No. 123, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

A magnificent apartment with exceptional views from a private terrace balcony, located in the stunning and highly desirable King Edward VII Estate.

All enquiries through sole selling agent

Alison Mccarey EXP UK

For appointment to view this stunning home
contact Alison on 07506 730 460


alisonmccarey.exp.uk.com


ALISON MCCAREY POWERED BY **exp** TM **UK**

Your Personal Three Counties Estate Agent
Surrey | Sussex | Hampshire

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29.

@ alison.mccarey@exp.uk.com

 alisonmccarey.exp.uk.com

 07506 730 460