



A magnificent apartment with exceptional views from a private 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
Balcony



Landscaped
Gardens & Views



165 acre
estate

ALISON MCCAREY POWERED BY **exp** TM UK

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No. 124, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

Perfectly located in the heart of the South Downs, this superb two-bedroom, second-floor apartment, with high ceilings, five sets of French doors, and a private balcony with stunning 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 964 sq ft, dual aspect apartment offers a fantastic blend of indoor and outdoor living space. Three sets of French doors flood the impressive 34 ft wide open plan living area with natural light. The large open-plan dining area is the perfect entertaining space with breathtaking views of the far-reaching, rolling hills of the South Downs.

The modern kitchen is fully 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. Characteristic lead light windows provide views to the listed Chapel building and Edwardian gardens.

Step through the French doors onto a 57 ft long private south facing balcony - the perfect spot for enjoying an evening drink whilst admiring beautiful views of the gardens.

The sumptuous principal bedroom is stylishly comfortable and bathed in light from its own set of French doors that lead onto the balcony, a great spot for a morning coffee. The master also benefits from fitted carpets in a soft neutral tone, bespoke fitted wardrobes and a beautifully tiled spa-style bathroom complete with full sized bath and rainfall shower.

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

A luxurious shower room with Travertine tiling, chrome fittings, and a tall heated towel rail is accessed from the hallway and completes this residence.

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

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.

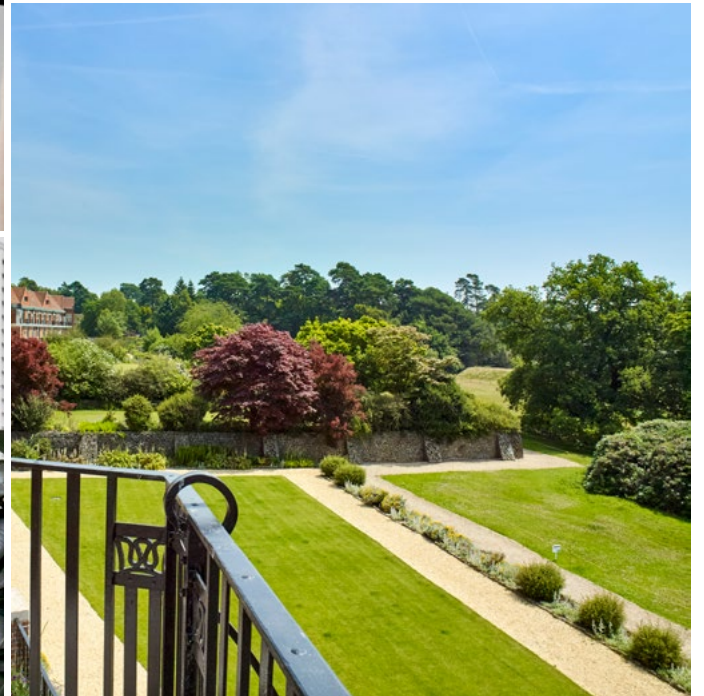
The combination of modern living spaces and historical elements in this property creates a unique atmosphere that is both inviting and inspiring.

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.

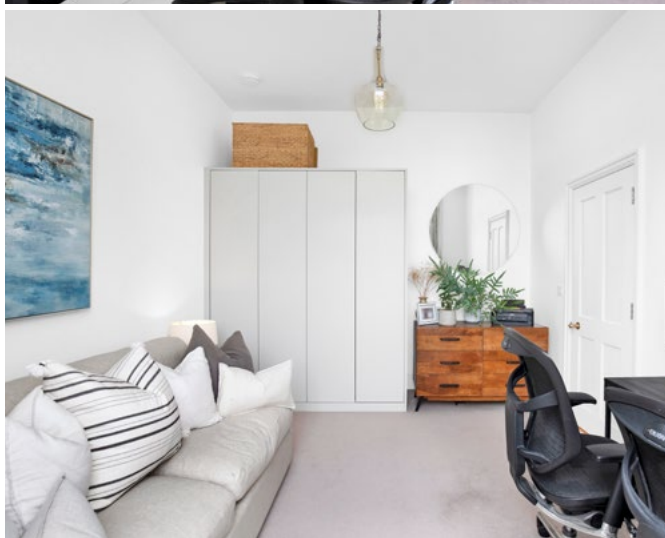








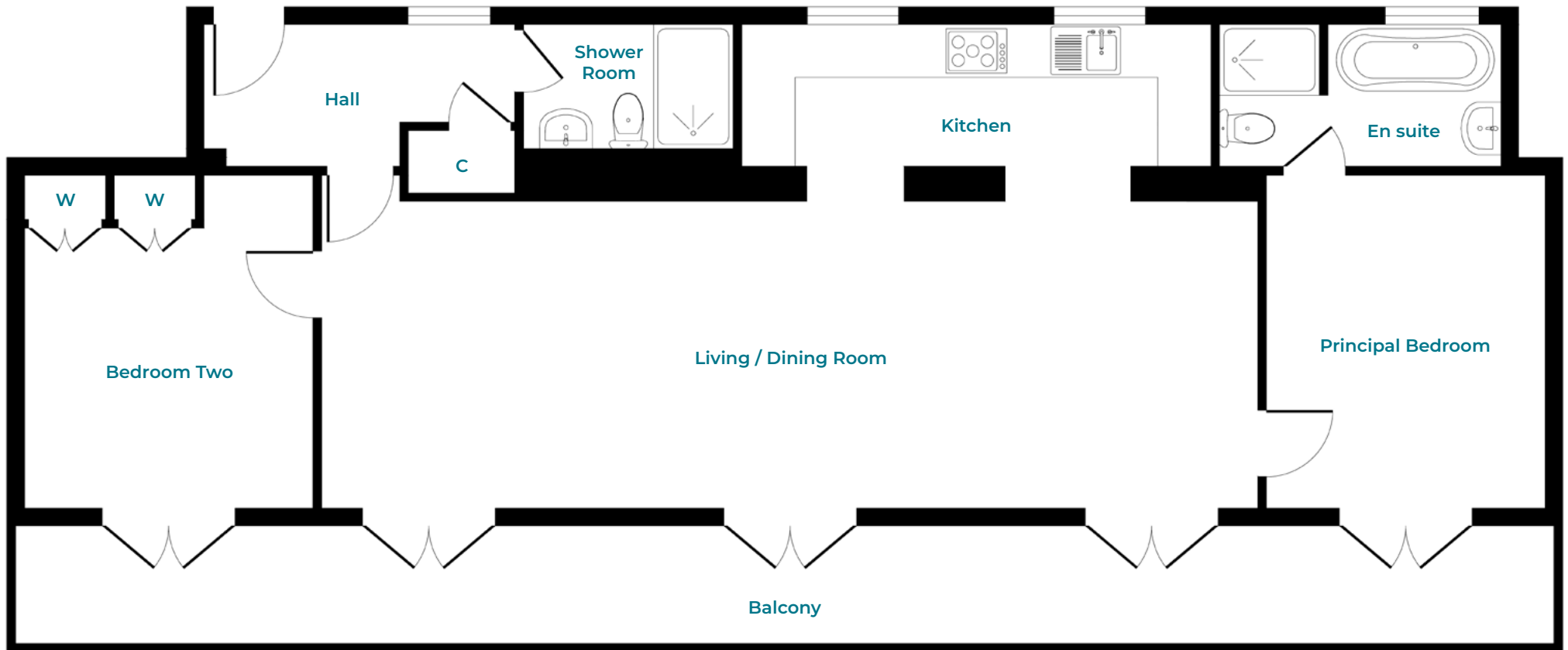
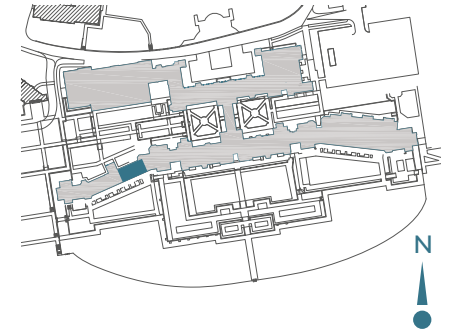
- Luxurious 964 sq ft, dual aspect apartment blending indoor and outdoor living space.
- Light and airy living area with large open plan dining area, perfect for entertaining.
- Modern kitchen with bespoke wooden cabinets, quartz worktops, and premium integrated Siemens appliances.
- Lead light windows with views of the listed chapel building and award-winning gardens.
- Large private balcony covering the whole width of the property, great for taking in the garden views and rolling countryside.
- Light-filled master bedroom with en suite, fitted wardrobes and direct access onto the balcony through French doors.
- Second bedroom with direct outside access – ideal for guests or a home office.
- Spacious hallway with guest shower room.
- Two secure designated underground parking spaces with key fob access.
- Alarm and video intercom system.
- Lift access.



No. 124 King Edward VII Estate

Gross Internal Floor Area: 964 sq ft / 89.5 sq m

Living / Dining Room	34' 9" x 12' 4"	(10.6m x 3.8m)
Kitchen	17' 1" x 5' 3"	(5.2m x 1.6m)
Principal Bedroom	12' 4" x 10' 4"	(3.7m x 3.1m)
Bedroom Two	12' 4" x 10' 8"	(3.7m x 3.2m)



Second Floor

Tenure: Leasehold | Service Charge: £5,659 pa | Ground Rent: £250 pa

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. 124 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.



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All enquiries through sole selling agent

Alison Mccarey EXP UK

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


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