



A stunning penthouse with breathtaking views from a private terrace and rooftop garden, located within the stunning and highly desirable King Edward VII Estate.

Guide Price £795,000
Kings Drive, Midhurst, GU29 0EX



2
Bedrooms



2
Bathrooms



Large Private
Balcony and
Rooftop Garden



Landscaped
Gardens & Views
165 acre estate



EV Charging
Point

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No. 42, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

Perfectly located in the heart of the South Downs, this exquisite third-floor, two bedroom penthouse apartment with a private wrap-around terrace and rooftop garden, provides breathtaking views of the surrounding woodlands and hills beyond. 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 two bedroom penthouse 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 and unique 1,379 sq ft, dual aspect apartment offers a fantastic blend of indoor and outdoor living space.

A lift takes you effortlessly to your penthouse apartment and private lobby.

Entering into the spacious open-plan living area, you immediately notice the superior finish and generous size of the accommodation. Two sets of French doors flood the space with natural light. The large living area is the perfect entertaining space. Step through the French doors onto a 63 ft long private south-facing terrace that wraps around the apartment - the perfect spot for enjoying an evening drink whilst admiring the beautiful views of the gardens and estate grounds. The magnificent rooftop garden, which is beautifully landscaped and decked out with floor lighting, a tranquil and inviting space both day and night.

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. The Kitchen area is a sun haven thanks to the two roof skylights and light streaming in from the terrace. There is also a separate utility room and storage space.

The sumptuous principal bedroom is stylishly comfortable, complete with a walk-in dressing area and bespoke fitted wardrobes, featuring meticulously crafted joinery that showcases exceptional attention to detail. The master also benefits from fitted carpets and a luxury tiled en suite with walk in shower, chrome fittings, tall heated towel rail and additional storage.

The second double bedroom, with fitted carpets, also features beautifully made bespoke fitted mirrored wardrobes that blend seamlessly into the room to further enhance the space. This bedroom also benefits from an adjacent spa-style bathroom complete with full sized bath and rainfall shower, perfect for guests or visiting family to enjoy privacy.

The apartment also includes two secure designated underground parking spaces one with its own EV charging point. Ideal for storing a car for country weekends and local events such as Cowdray Polo season, Glorious Goodwood, and the numerous Goodwood motor racing events held throughout the year.

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.

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.









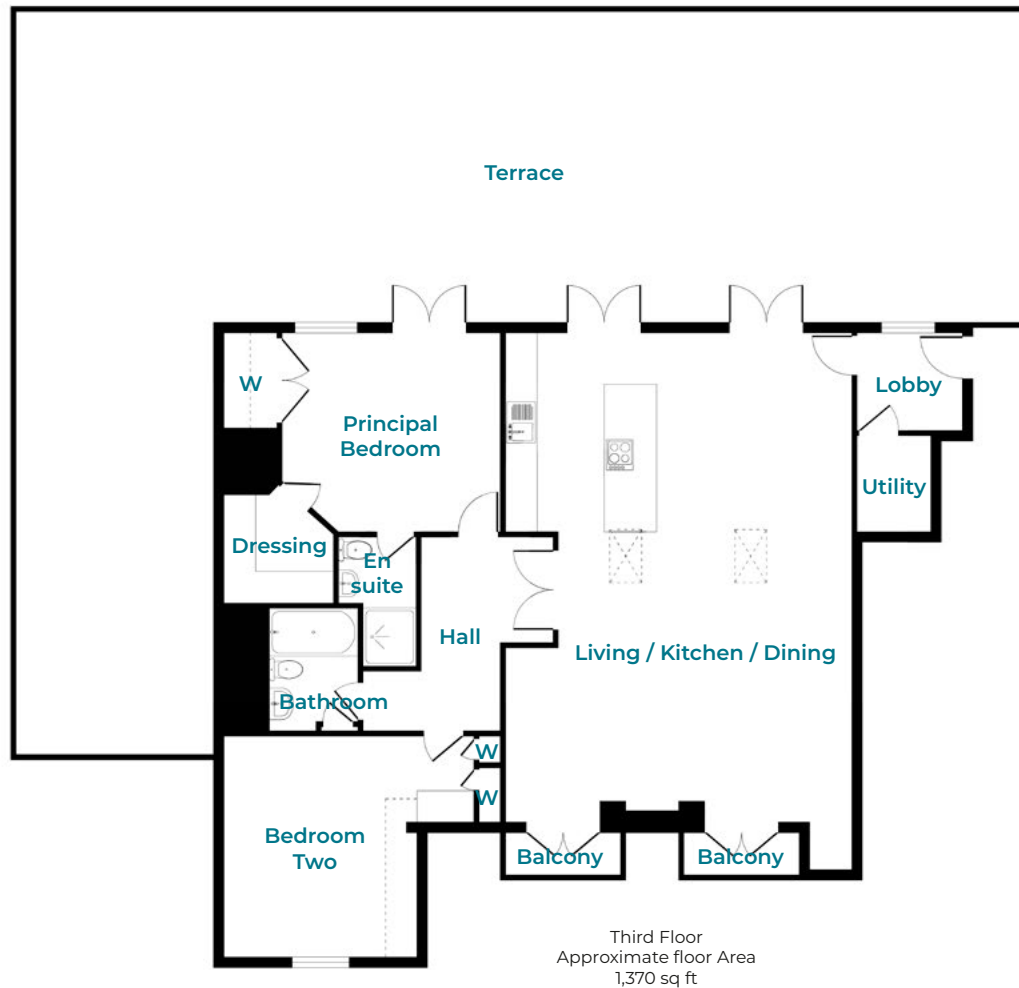
- Luxurious 1,379 sq ft, dual aspect apartment blending indoor and outdoor living space.
- Spacious living area, flooded with natural light from the roof skylights and French doors leading to the terrace and roof garden - a beautiful sunshine haven.
- Light and airy living area with large open plan dining area, perfect for entertaining.
- Modern kitchen with bespoke wooden cabinets, quartz worktops, and premium integrated Siemens appliances.
- Large private terrace wraps around the property, great for taking in views of the gardens and estate grounds.
- Magnificent rooftop garden, beautifully landscaped, with stunning views of the South Downs rolling hills.
- Light-filled master bedroom with en suite, walk-in dressing area and bespoke fitted wardrobes, featuring meticulously crafted joinery.
- Second bedroom with bespoke fitted mirrored wardrobes and an adjacent spa-style bathroom - perfect for guests or visiting family.
- Utility room for washer/dryer.
- Two secure designated underground parking spaces, one with its own EV charging point
- Alarm and video intercom system.
- Lift access.



No. 42 King Edward VII Estate

Gross Internal Floor Area: 1,370 sq ft / 127.26 sq m

| | | |
|-----------------------|-----------------|-----------------|
| Living/Dining/Kitchen | 30' 5" x 21' 7" | (9.2m x 6.5m) |
| Principal Bedroom | 17' 2" x 12' 4" | (5.2m x 3.7m) |
| Bedroom Two | 17' 3" x 13' 9" | (5.2m x 4.2m) |
| Terrace | 63' 2" x 46' 2" | (19.2m x 14.0m) |



Tenure: Leasehold | Service Charge: £6,200 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. 42 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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