



**King Edward VII Apartments, Midhurst, West Sussex**

Guide Price **£400,000**





**Bedrooms: 2 Bathrooms: 2 Receptions: 1**

### **Superbly Spacious Apartment - Watch Video Tour**

Set within the prestigious and beautifully restored King Edward VII Estate, this exceptional two-bedroom apartment offers contemporary luxury in an idyllic countryside setting.

The property has been immaculately maintained and finished to a high standard throughout, with a calm and elegant aesthetic. The spacious open-plan living and dining area is ideal for both entertaining and relaxing, filled with natural light and enhanced by charming leaded windows that frame delightful views of the estate grounds.

The contemporary kitchen features bespoke cabinetry in cool, understated tones and comes fully equipped with premium integrated appliances, including a Siemens double oven, dishwasher, and fridge freezer.

There are two generous double bedrooms. The principal suite benefits from bespoke fitted wardrobes and an additional dressing alcove, along with a beautifully appointed en suite bathroom.



Residents enjoy exclusive use of superb shared facilities, including a heated indoor swimming pool, steam room, fully equipped gym, and two boutique-style residents' lounges, perfect for remote working or peaceful relaxation. A concierge is on site Monday to Friday, adding convenience and peace of mind to daily living. Surrounded by acres of private woodland, the estate also offers scenic trails and tranquil green spaces to explore.

Annual Service Charge £5,081

Ground Rent £250

### The Estate

Opened by His Majesty King Edward VII in 1906 as a specialist tuberculosis sanatorium and heralded as 'one of the three finest buildings of the time', the estate and buildings were restored and converted in 2015 by City & Country.

The award winning refurbishment pays meticulous attention to detail throughout the site including the corridors with original parquet flooring, teak cabinetry, original tiling and stunning lead light windows. The listed gardens designed and planted by celebrated Edwardian horticulturalist Gertrude Jekyll still feature the medicinal plants and stone pathways she created for the hospital visitors and patients to enjoy.

A concierge is on hand Monday to Friday to assist and offer estate and local information as well as hold keys and accept deliveries if required.

### Local Area

In the local area to the estate are numerous restaurants, including the award winning Duke of Cumberland, Lythe Hill Spa and the Spread Eagle Hotel to mention a few. Haslemere and Midhurst offer a range of high street and small independent shops and cafes.

For the more active amongst residents, aside from the beautiful ambling countryside ideal for trekking and biking, are a wide range of activities including the Cowdray Park Golf and Polo Clubs, The Haslemere Lawn Tennis Club and a number of swimming and fitness centres..

