

King Edward VII Apartments

Kings Drive, Midhurst, GU29 0EY

RENT

£2,500 pcm

Stunning two bedroom top floor apartment with roof terrace available for let on an unfurnished basis, situated in the King Edward VII Apartment block on the outskirts of Midhurst. Residents have full use of onsite leisure facilities and beautiful grounds. Call today to arrange your viewing.



Property Features

- Top Floor Apartment
- Two Bathrooms
- Roof Terrace
- Built in Siemens Appliances
- Use of Swimming Pool and Gym
- Two Double Bedrooms
- Stunning Countryside Location
- Open Plan Kitchen/Living/Dining Room
- Two Parking Spaces
- Communal Library and Family Room

OVERVIEW

King Edward Apartments form part of the prestigious King Edward VII Estate, an exceptional residential development set within over 165 acres of private parkland, woodland and beautifully landscaped gardens in the heart of the South Downs National Park. Combining historic character with contemporary living, the development offers residents an enviable lifestyle surrounded by some of West Sussex's most picturesque countryside.

Ideally located on the outskirts of Midhurst, the estate enjoys easy access to the town's independent shops, cafés, restaurants and everyday amenities. The nearby market towns of Haslemere, Guildford and Chichester offer further shopping, leisure and cultural attractions, while excellent road connections via the A3 provide convenient access to London, the South Coast and major airports. This unique location offers the perfect balance of tranquil countryside living and modern connectivity.

Residents benefit from an impressive range of exclusive on-site facilities, including an indoor heated swimming pool, fully equipped gymnasium, tennis courts, elegant residents' lounges and concierge services. Extensive private woodland walks and formal gardens provide a peaceful setting for relaxation and outdoor recreation, while ample parking and secure communal areas enhance everyday convenience.

ROOM MEASUREMENTS

Entrance Hall - 7.40m x 1.21m (24' 3" x 3' 1")
Kitchen/Living/Dining Room - 9.02m x 5.86m (29' 7" x 19' 2")
Bedroom One - 3.86m x 3.79m (12' 8" x 12' 5")
Ensuite - 2.76m x 1.60m (9' 0" x 5' 3")
Bedroom Two - 3.21m x 3.91m (10' 6" x 12' 9")
Main Bathroom - 2.38m x 1.67m (7' 9" x 5' 5")
Roof Terrace - 3.38m x 4.45m (11' 0" x 15' 11")

PROPERTY DESCRIPTION

Situated on the top floor, this beautifully presented two-bedroom, two-bathroom apartment offers spacious and contemporary accommodation, finished to a high standard throughout and crowned by a spectacular private roof terrace with far-reaching countryside views.

The heart of the home is the impressive open-plan kitchen, living and dining room, featuring attractive solid wood flooring and an abundance of natural light. The stylish grey shaker-style kitchen is fitted with a range of integrated Siemens appliances, complemented by coordinated granite worktops, creating a practical and elegant space for both everyday living and entertaining.



A welcoming entrance hall, also finished with solid wood flooring, provides access to three useful storage cupboards, one of which discreetly houses the washing machine.

The principal bedroom is a dual-aspect room enjoying delightful views across the surrounding countryside. It benefits from a built-in wardrobe and a contemporary fully tiled en-suite shower room. The second bedroom is a well-proportioned double room, ideal for guests, family members or a home office. The main bathroom is equally well-appointed, featuring full-height tiling, a bath with shower over, wash hand basin and WC.

A particular highlight of the property is the stunning private roof terrace, providing the perfect setting for outdoor dining, relaxation and entertaining while taking in the beautiful panoramic views of the surrounding landscape. The terrace is accessed via a staircase from the entrance hall below.

Combining stylish interiors, generous living space and exceptional outdoor amenity, this superb apartment offers a rare opportunity to enjoy luxury living within an outstanding countryside setting.



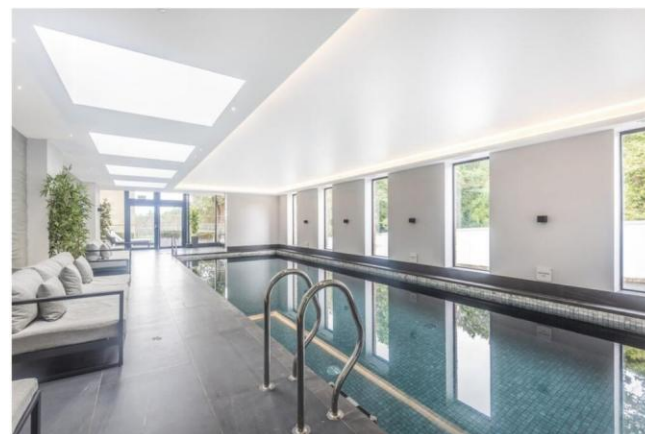
MATERIAL INFORMATION

- Price (£) - 2500 pcm
- Holding Deposit - One Weeks Rent - £576.92
- Security Deposit - Five Weeks Rent - 2884.61
- Tenure - Leasehold
- Council tax band (England, Wales and Scotland) - Band D
- Mains Water Supply
- Mains Electricity
- Broadband - Fibre available
- Parking- 2 Parking Spaces
- Construction- Grade II Listed Building, Brick
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject To Lease and Covenants - no sign written vehicles, no cats
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Top Floor Apartment. Accommodation over 1 floor/stairs to roof terrace. Lift access but there are steps to the communal areas

VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

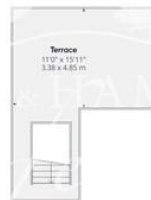
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Floor 1



Floor 2



Approximate total area^m

1139 ft²
105.8 m²

Balconies and terraces

225 ft²
20.9 m²

Reduced headroom

70 ft²
6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements