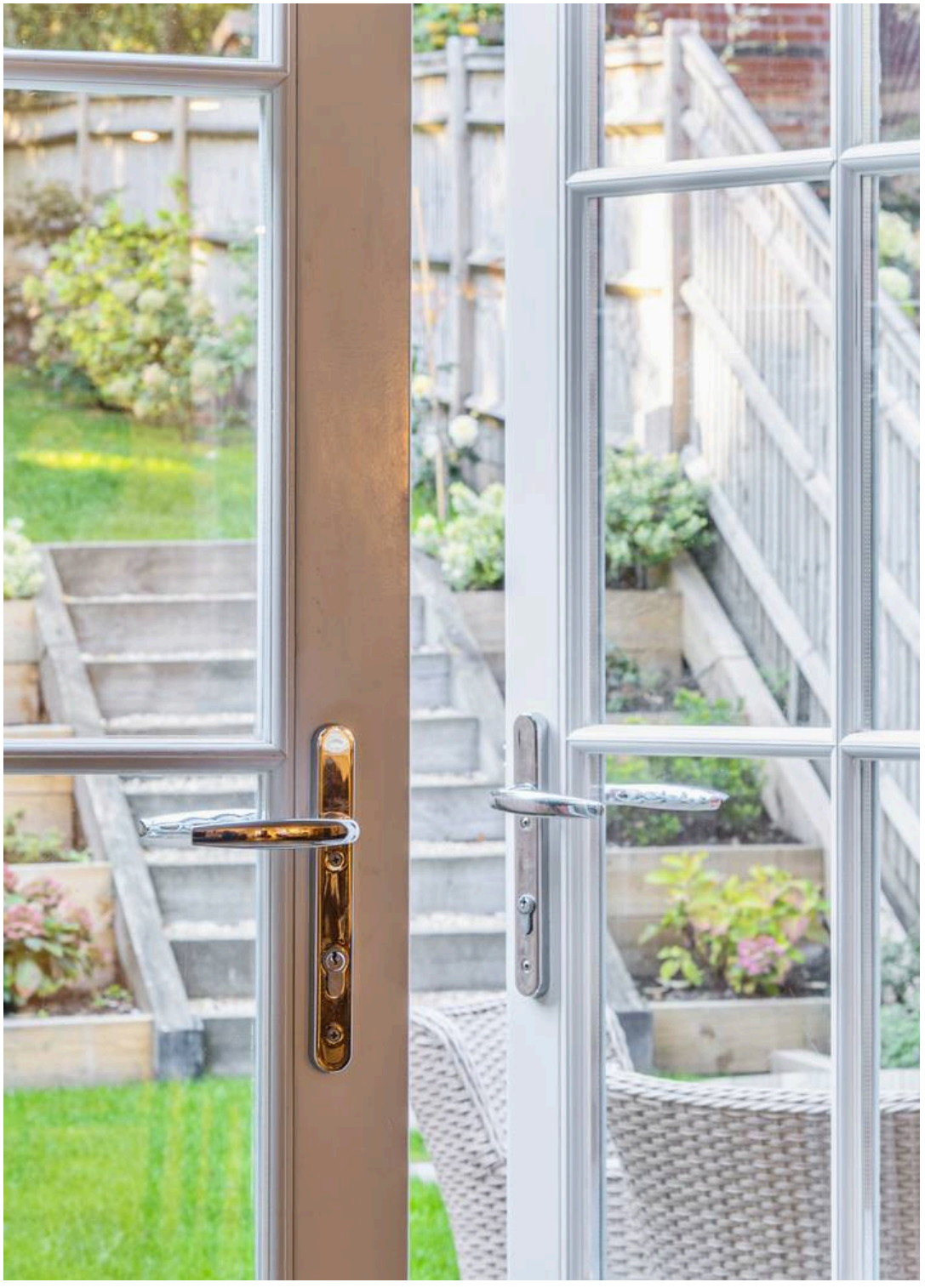
5 Kings Drive, Midhurst, West Sussex, GU29 0FH

Offers in the Region of £625,000

Henry Adams
estate agents



5 Kings Drive, Midhurst, GU29 0FH

Freehold / EPC: B / Council Band: D

- Annual Service Charge: £2,079

A beautifully presented three-bedroom home, finished to an exceptional standard throughout and enjoying access to an impressive range of on-site facilities, including a gym, pool, steam room, beautifully restored communal grounds and direct access to surrounding National Trust countryside.

Built in 2022 by the award-winning developer City & Country, 5 Kings Drive is an elegant and contemporary home that combines high-quality craftsmanship with stylish modern living. Thoughtfully designed, the property offers bright and spacious accommodation ideally suited to both family life and entertaining.

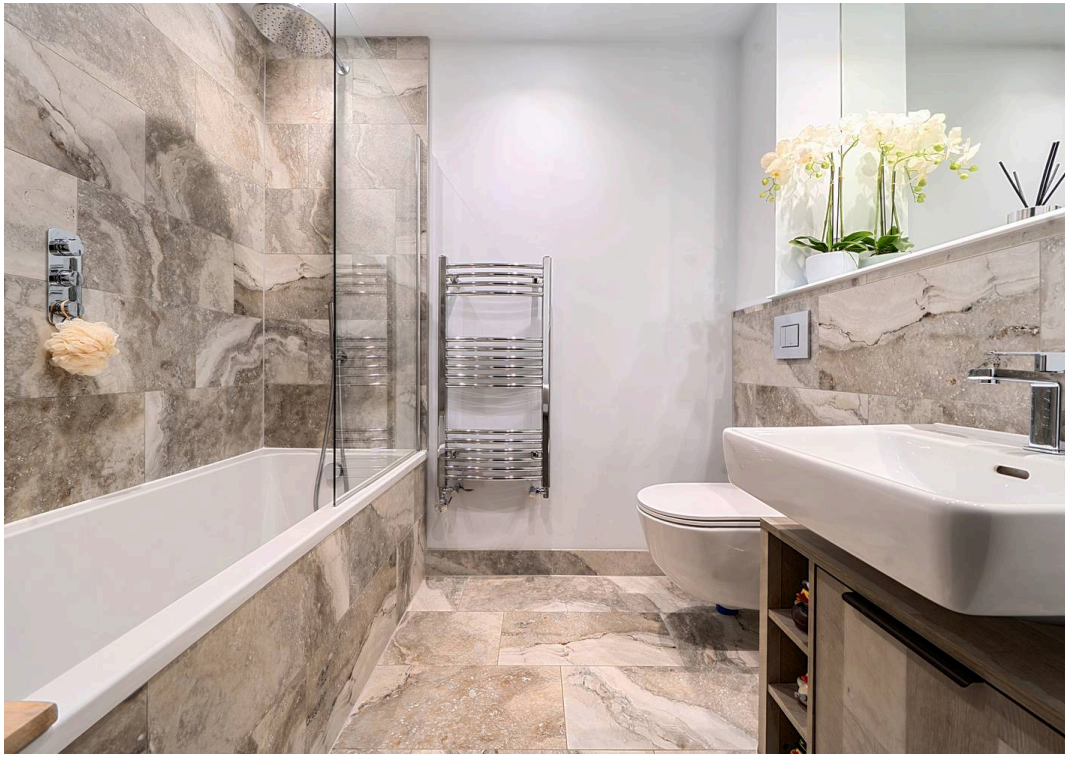
The ground floor benefits from under floor heating and is centred around a superb open-plan living space, seamlessly incorporating a stylish fitted kitchen, dining area and sitting room. Finished with quality appliances and sleek cabinetry, the kitchen is both practical and attractive, while large windows and high ceilings enhance the sense of space and natural light throughout.

French doors open onto the west-facing rear garden, creating an effortless connection between inside and out. A wonderful space for relaxing, outdoor dining and enjoying afternoon and evening sunshine, the garden provides an attractive extension to the living accommodation.

On the first floor are three well-proportioned bedrooms, all presented to an excellent standard. The principal bedroom benefits from a luxurious ensuite bathroom and built in wardrobes, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Further features include a large boarded loft with pull-down ladder providing excellent storage, together with two allocated parking spaces.

Residents of this exclusive development also enjoy access to outstanding communal facilities and grounds, all set within the historic King Edward VII Estate and surrounded by the stunning landscapes of the South Downs National Park.



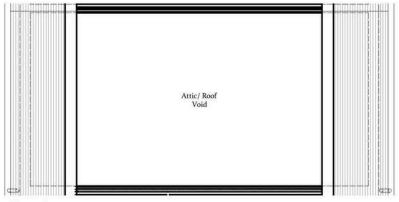
Floorplan - Plot EG06

KING EDWARD VII ESTATE

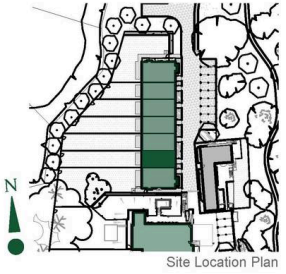
3 Bedroom Mid-Terrace Cottage with Private Garden - Freehold
Ground & First Floor
Total NSA 1,110 sq ft (103.1 sq m)
Total GIA 1,110 sq ft (103.1 sq m)

Living/Kitchen/Dining (max.)	33' x 16'9"	(10m x 5.1m)
Master Bedroom (max.)	13'8" x 13'2"	(4.1m x 4.0m)
Bedroom 2 (max.)	12' x 9'2"	(3.6m x 2.7m)
Bedroom 3 (max.)	12' x 7'3"	(3.6m x 2.2m)

NB. Property has been provided with attic trusses and loft ladders to allow easier conversion to an attic room/space.
Potential additional NSA - 311 sq ft (28.9 sq m)

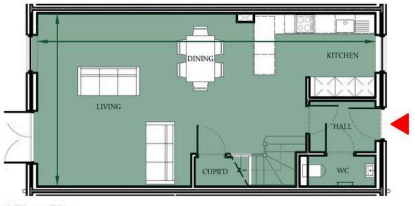


Second Floor Plan



Site Location Plan

First Floor Plan



Ground Floor Plan

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CITY & COUNTRY

The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property.
August 2021.

Henry Adams - Midhurst

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.