





## 97 King Edward VII Apartments, Midhurst, GU29 0EY

A spectacular duplex apartment on the sought after south side of this historic building with a private terrace & stunning panoramic views.

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- ▶ South facing duplex apartment
- ▶ Detached private terrace
- ▶ Character features
- ▶ Plenty of storage space
- ▶ Stunning communal gardens
- ▶ Breathtaking views to the Downs
- ▶ Very light with high ceilings
- ▶ On site facilities
- ▶ 165 acres of woodland walks
- ▶ Two underground parking spaces

A fantastic opportunity to acquire a stunning luxury duplex apartment with one of the best views in the country.

The apartment has been sympathetically converted from this historic Grade II \* Listed former Sanitorium set in 165 acres of grounds and surrounded by beautiful countryside in the heart of the South Downs National Park. Located on the sought after south facing elevation of the main building the apartment occupies the top two floors with no residences above it and only partly below. There is also a lift that conveniently opens adjacent to the front door.

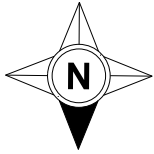
One of the main features of this property is the stunning terrace providing wonderful outside entertaining space for table and chairs giving you and your guests the best seats in the house with a spectacular panoramic view of the South Downs. It is set apart from the other terraces by the fact it is completely detached and private from the rest of the apartments.

The main living areas are light and spacious with high ceilings and large original mullion windows all enjoying the stunning southerly views even when seated. The internal specifications are of a high standard with decorative cast iron radiators, luxury bathroom fittings, wooden flooring and plenty of built in storage. Outside are the original designed Gertrude Gekyll gardens to enjoy and two allocated underground parking spaces.

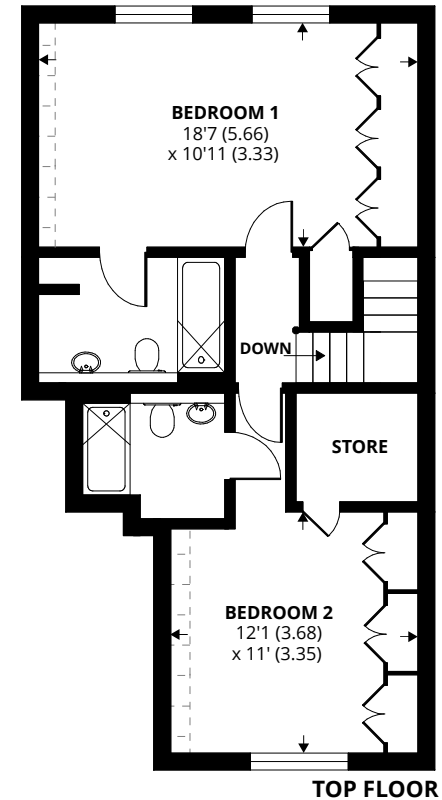
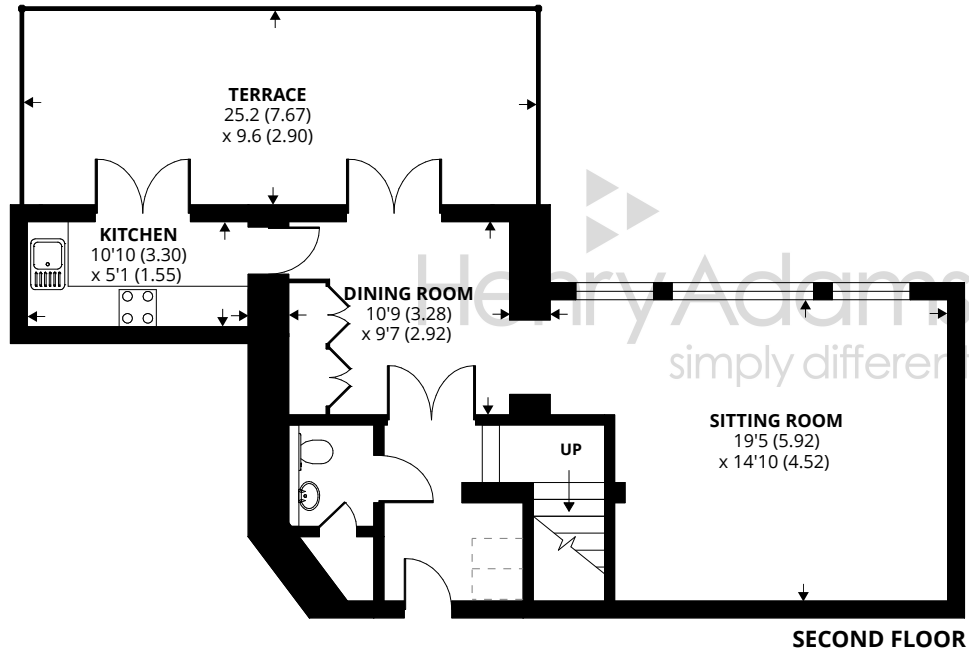








Denotes restricted head height



## 97 King Edward VII Apartments, Kings Drive, Midhurst

Approximate Area = 1150 sq ft / 106.8 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 1158 sq ft / 107.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2020. Produced for Henry Adams. REF: 639226

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. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location & Amenities

Located in the heart of the spectacular South Downs National Park, the King Edward VII estate offers contemporary luxury living within the timeless landscape of an Area of Outstanding Natural Beauty. The elegant Grade II listed building was originally founded at the beginning of the 20th Century and has been superbly restored to provide elegant spaces to relax and socialise in. Onsite facilities include a gym, swimming pool, 165 acres of private woodland walks and the availability of a guest suite should you need it. The Estate's friendly concierge is also on hand to ensure you feel perfectly at home; he can accept deliveries and offer helpful advice on local activities, among other things.

The picturesque market town of Midhurst offers a variety of shopping facilities in addition to Hotels, Pubs and Restaurants. There is also an excellent primary school close by, Academy College, leisure complex, medical centre, banks and a library. The area falls in the heart of the South Downs National Park with its glorious and protected countryside. Haslemere is 8 miles to the north and has a mainline station to Waterloo (50mins).

