



A magnificent loft-style apartment with exceptional garden and parkland views, located within the stunning and highly desirable King Edward VII Estate.

Guide Price £450,000
Kings Drive, Midhurst, GU29 0EX



2
Bedrooms



2
Bathrooms



Landscaped
Gardens & Views



165 acre
estate

ALISON MCCAREY POWERED BY **exp** TM UK

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No. 98, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

A fantastic opportunity to own an immaculately presented, two bedroom, second floor apartment in the heart of the South Downs, offering luxurious living in an idyllic setting, with outstanding views of the historic gardens 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.

This spacious 1,185-square-foot apartment combines the very best of contemporary loft-style living with architectural features.

As you approach the apartment you immediately note the impressive main staircase, which features Bloomsbury-style architecture. The original parquet flooring and spectacular lead light full-height windows with views of the internal Edwardian gardens create an atmosphere of unparalleled refinement.

Upon entering you are greeted by a staircase leading to the apartments grand central hallway. The sumptuous principal bedroom, located to the left of the hallway, is filled with natural light and provides breathtaking views of the Gertrude Jekyll gardens. A great spot to watch the sun set and rise. The master also benefits from fitted carpets in a soft neutral tone, separate dressing area and an en suite shower room with overhead rainfall shower and Travertine tiling.

The second double bedroom, to the right of the hallway with fitted carpets in a soft neutral tone, is light and airy with plenty of storage and views over the gardens and woodland beyond. This second bedroom is ideal for use as a guest suite or home office.

Separated by a glass paned doorway from the hallway and bedrooms, the impressive living area features exposed beams and timbers, giving this apartment a light airy feel. The large open plan kitchen and dining area is perfect for entertaining, with several break-out areas for home working. Period-style radiators compliment the engineered hardwood flooring and character windows overlook the main south-facing gardens.

The modern kitchen is 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.

A luxurious spa-style bathroom can also be accessed from the hallway and features a stylish free-standing bath, natural Travertine tiles and chrome fittings.

The apartment offers plenty of storage throughout. Off the hallway, there is a large storage room and three additional storage cupboards.

There are two secure designated underground parking spaces with key fob access, an alarm and video intercom system. The apartment entrance can also be accessed via a lift.

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.

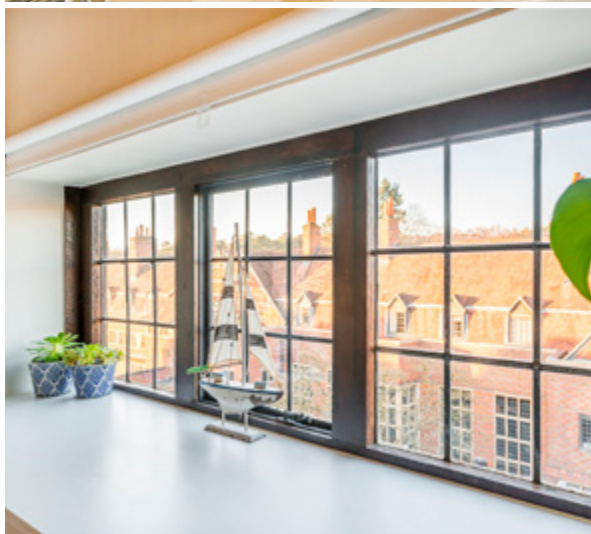








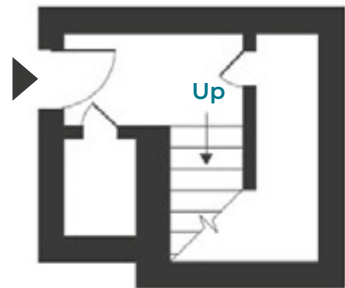
- Luxurious 1,185 sq ft apartment combining the very best of contemporary loft-style living with architectural features.
- Light and airy living area with large open plan kitchen and dining area, perfect for entertaining.
- Exposed beams and timbers, period-style radiators, hardwood flooring and character windows overlook the main south-facing gardens and parkland beyond.
- Modern kitchen with bespoke wooden cabinets, quartz worktops, and premium integrated Siemens appliances.
- Light-filled master bedroom with en suite shower, walk-in dressing area and stunning views of the award-winning gardens.
- Second bedroom with plenty of storage and views over the gardens and woodland beyond – ideal for guests or a home office.
- Luxurious spa-style bathroom with stylish free-standing bath, natural Travertine tiles and chrome fittings.
- Ample storage throughout the apartment including large storage room and three additional storage cupboards.
- Two secure designated underground parking spaces with key fob access.
- Alarm and video intercom system.
- Lift access to the apartment entrance.



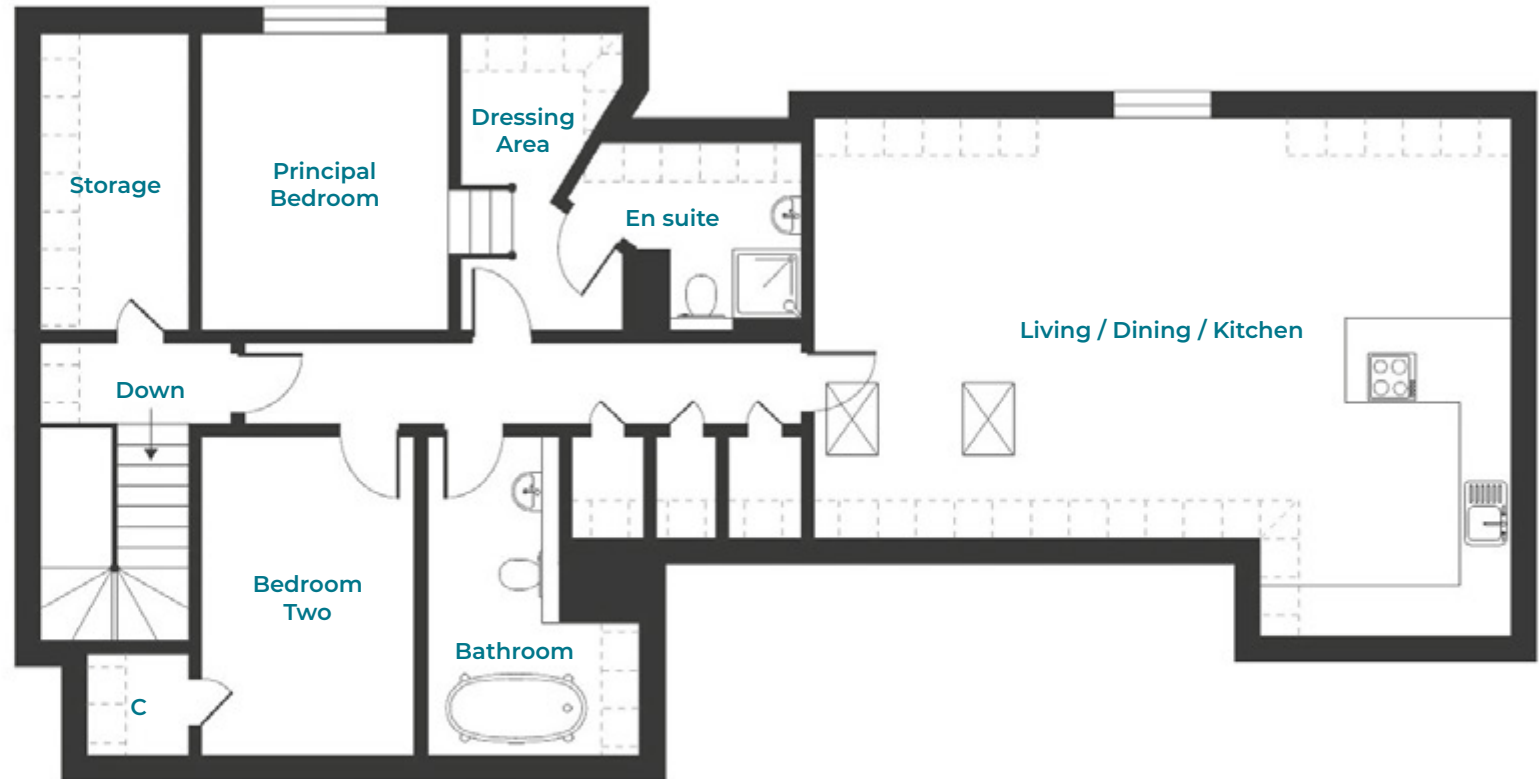
No. 98 King Edward VII Estate

Gross Internal Floor Area: 1,185 sq ft / 110.1 sq m

Living / Dining / Kitchen (max)	27' 4" x 20' 3"	(8.3m x 6.1m)
Principal Bedroom	11' 9" x 9' 8"	(3.6m x 3.0m)
Bedroom Two	12' 6" x 8' 5"	(3.8m x 2.6m)



First Floor



Second Floor

Denotes restricted head height

Tenure: Leasehold | Service Charge: £5,300 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.

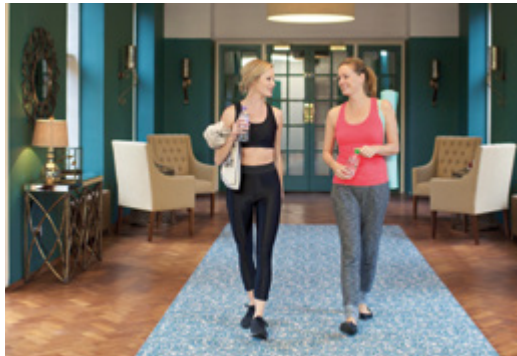




Situated just 15 minutes south of Haslemere (London Waterloo 55 minutes), Apartment No. 98 forms part of the King Edward VII Estate and offers 165 acres of private gardens and heathland within the South Downs National Park.

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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