



A exquisite apartment with exceptional views from a private terrace balcony located within the stunning and highly desirable King Edward VII Estate.

OIRO £595,000  
Kings Drive, Midhurst, GU29 0EX



2  
Bedrooms



2  
Bathrooms



Large Private  
Balcony



Landscaped  
Gardens & Views



165 acre  
estate

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**ALISON MCCAREY** **exp** **UK**

Your Personal Three Counties Estate Agent

@ alison.mccarey@exp.uk.com | ☎ 07506 730 460



# No. 130, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

**Perfectly located in the heart of the South Downs, this immaculately presented two-bedroom, first-floor apartment, with a wrap-around terrace balcony offering beautiful unspoilt views of the main gardens and the South Downs, is simply exquisite. 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 exceptional property showcases understated elegance and sophistication. From the opulent fixtures and meticulously crafted cabinetry to the engineered hardwood flooring providing a luxurious feel underfoot, every detail has been carefully selected to create an atmosphere of unparalleled refinement.

As you enter this luxurious 822 sq ft dual-aspect apartment through its private entrance, you immediately notice the superior finish and generous size of the accommodation. The large living area is a relaxing sun haven, with double French doors offering views towards the South Downs that flood the space with natural light.

Step through the French doors onto a stunning south-facing balcony terrace, offering triple-aspect views of the listed communal gardens and pine woodlands. With ample space for dining tables, sun loungers, and a bistro set, this spacious outdoor area is perfect for entertaining.

The modern kitchen is fully 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. The dining area is beautifully illuminated by characteristic lead light windows, offering charming views of the listed Chapel and the surrounding Edwardian gardens.

The sumptuous principal bedroom is stylishly comfortable and bathed in light from its own set of French doors that lead onto the balcony, a great spot for a morning coffee with views over the South Downs and the peaceful sight of deer foraging at the woodland edge. The master also benefits from fitted carpets in a soft neutral tone, bespoke Sharps fitted mirrored wardrobes and a beautifully tiled spa-style en suite complete with full sized bath and rainfall shower.

The second double bedroom, with fitted carpets in a soft neutral tone, also incorporate its own set of French doors onto the terrace, making it ideal for use as a guest suite or home office.

A luxurious shower room with Travertine tiling, chrome fittings, and a tall heated towel rail is accessed from the hallway and completes this residence.

There are two designated parking spaces in the nearby secure underground car park. Lift access and a secure bike storage area is also available. The apartment includes key fob access, an alarm and video intercom system.

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.

The combination of modern living spaces and historical elements in this property creates a unique atmosphere that is both inviting and inspiring.

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.









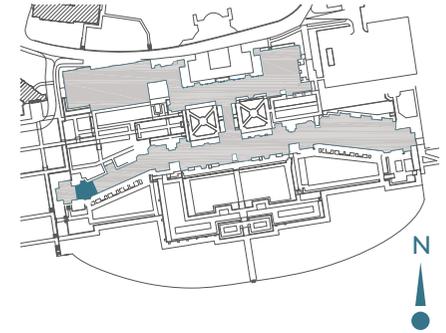
- Luxurious 822 sq ft, dual aspect apartment blending indoor and outdoor living space.
- Light and airy living area which leads to the dining area, perfect for entertaining.
- Modern kitchen with bespoke wooden cabinets, quartz worktops, and premium integrated Siemens appliances.
- Lead light windows with views of the listed chapel building and award-winning gardens.
- Large private balcony covering the whole width of the property, great for taking in the garden views and rolling countryside.
- Light-filled master bedroom with en suite, bespoke fitted Sharps wardrobes and direct access onto the balcony through French doors.
- Second bedroom with direct outside access – ideal for guests or a home office.
- Spacious hallway with storage.
- Two secure designated underground parking spaces with key fob access.
- Alarm and video intercom system.
- Lift access.



# No. 130 King Edward VII Estate

Gross Internal Floor Area: 822 sq ft / 76.4 sq m

Living Room	18' 9" x 13' 1"	(5.6m x 3.9m)
Kitchen/Dining	15' 6" x 12' 10"	(4.7m x 3.9m)
Principal Bedroom	15' 4" x 10' 9"	(4.6m x 3.2m)
Bedroom Two	10' 10" x 10' 7"	(3.3m x 3.2m)



Tenure: Leasehold | Service Charge: £4,867.89 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 shown.





Situated just 15 minutes south of Haslemere (London Waterloo 55 minutes), Apartment No. 130 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 an appointment to view this stunning home  
contact Alison on 07506 730 460

[alisonmccarey.exp.uk.com](http://alisonmccarey.exp.uk.com)

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eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.  
Registered company number is 12016573. VAT Registration Number is 327 4120 29.

@ [alison.mccarey@exp.uk.com](mailto:alison.mccarey@exp.uk.com)

 [alisonmccarey.exp.uk.com](http://alisonmccarey.exp.uk.com)

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