

Ocean House Cheam

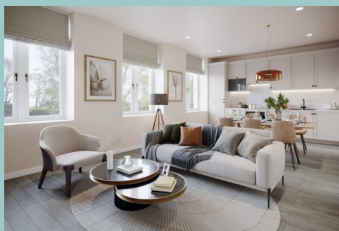
Your new life awaits...



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1 & 2 Bedroom Apartments
High Spec Finish Throughout
Share of Freehold

Prices from :

£294,000

One Bedroom Apartments



One Bedroom Apartments

Ocean House has thirteen, one, bedroom apartments.

Each has been thoughtfully designed to present a number of differing configurations to maximise space and allow plenty of natural light, without compromising on style, quality or finish.



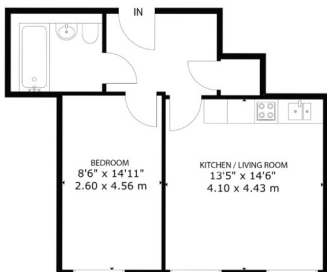
Flat 2
Ground Floor



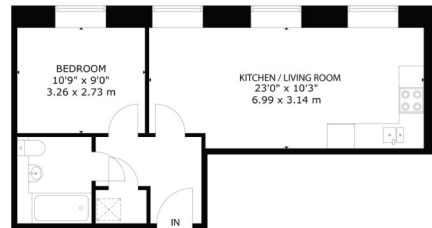
Flats 5 & 10
First & Second Floor



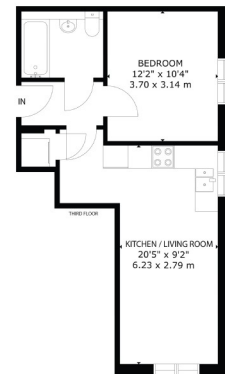
Flats 6 & 11
First & Second Floor



Flats 7 & 12
First & Second Floor



Flats 15 & 20
Third & Fourth Floor



Flats 16 & 21
Third & Fourth Floor



Flats 17 & 22
Third & Fourth Floor



Floorplans are set out as per leaseplan orientation.
NB may not be to scale / measurements are approximate.



Ocean House Cheam

is a development of just twenty four, one and two bedroom, individually designed apartments.

Split over five floors, each floor from first floor up, contains only five apartments making every residence a haven of calm; yet only moments away from the vibrant buzz of Cheam Village and just a half hour commute* into central London.

Apartment Specifications

Kitchen Spec

- Shaker style kitchen units with soft close doors and drawers
- 20mm Quartz worktop with 100mm upstand and splash back to hob
- Under Cabinet strip LED's
- Stainless steel sink and contemporary chrome mixer taps
- Integrated BOSCH appliances including oven, microwave, fridge freezer & dishwasher

Bathroom Spec

- Designer Laufen Pro WC with concealed cistern and chrome dual flush plate
- Laufen Pro basin with chrome Hansgrohe basin tap and vanity unit
- Bespoke LED mirrored bathroom cabinet with lighting, with shaver socket
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Bathroom will include shower screen fitted to bath
- Three-way thermostatic mixer valve, bath spout and overhead shower
- Bathrooms with a walk-in shower will have a fixed shower screen, two-way mixer valve with overhead shower and hair wash attachment
- Porcelanosa Ceramic Tiling with feature tiles

General Spec

- Free standing Bosch washer/dryer in store cupboard
- Sierra Fresco LVT flooring in hallway, kitchen, dining, bedroom and living areas
- Smart video door entry system
- Communal cycle storage
- 10 years structural warranty
- Smart radiator throughout; thermostatically zonal controlled locally & via smart app
- Mains operated ceiling mounted smoke and heat detectors
- Provision for Sky-Q (without subscription)
- Brushed chrome switches and sockets
- CAT 5 Wired throughout at each TV point

N.B. Images may be computer generated or show alternative flats within the development and are merely indicative of layout and finish. Individual apartments will vary.

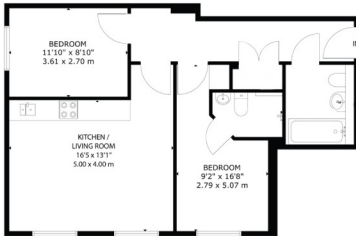
Two Bedroom Apartments



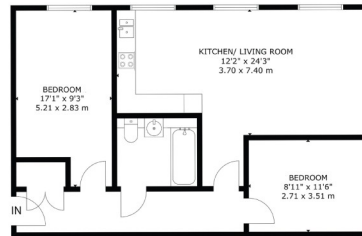
Two Bedroom Apartments

Ocean House has eleven, two, bedroom apartments; five of which have ensuite bathrooms to the main bedroom.

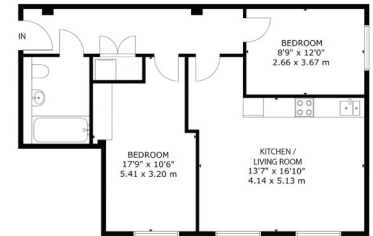
All are immaculately presented throughout in configurations to make the most of natural light and space with either double or triple windows to the living room / kitchen.



Flat 1
Ground Floor



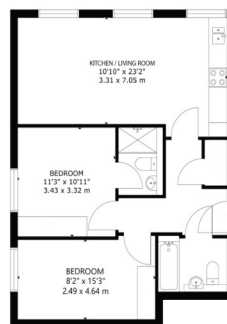
Flat 3
Ground Floor



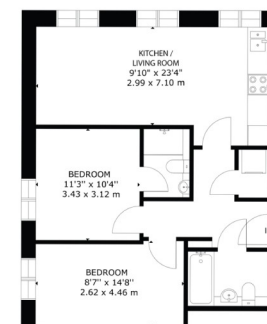
Flat 4
Ground Floor



Flats 8 & 13
First & Second Floor



Flats 9 & 14
First & Second Floor



Flats 19 & 24
Third & Fourth Floor



Flats 18 & 23
Third & Fourth Floor

40% Now Sold (stc)

Cheam Village Life

The best of town and country

Eat & Drink in Cheam

Cheam Village offers plenty of places to eat, drink and socialise. From national high streets chains to independent coffee bars and friendly local pubs.

Grab coffee at Coffee Zone, Costa or Nero's or hang out with friends in the in the popular Railway Inn. Living at Ocean House gives you all you these places and more right on your doorstep.

Cheam's Essential Shops

Ocean House, more than passes the 'pint of milk test' with a number of essential shops and amenities all just moments away from your residence. Waitrose supermarket can be found on The Broadway, plus a Sainsbury's also nearby; as well as number of independent businesses including; dry cleaners, barbers and hairdresser.

Cheam Life & Wellbeing

With, Nonsuch Park, Nuffield Health, and a number of local amateur sports teams, including Cricket, Hockey and a Golf Society; Cheam Village offers anyone looking to get fit, have fun and make new friends plenty of options. Of course there is also the option to indulge in a bit of r&r with David Lloyd health club and Cheam Park both being in the vicinity.

Commuting From Cheam

As well as having all of the above within 15 mins walk based on Google maps; Cheam Station connects you to central London one way and further into Surrey the other, all within less than 45mins journey time*, making Ocean House the ideal location for the best of Village and City life!

Cheam - London Bridge: Approx 39 mins
Cheam - London Victoria: Approx 37mins
Cheam - Dorking: Approx 24 mins
Cheam - Epsom: Approx 7 mins
Cheam - Sutton: Approx 3 mins

*Journey times based on public information on, 'thetrainline.com'.

Schedule of Accommodation*

Flat No	Plot	Floor	Beds	En-suite	Sqft	Sqm	Asking Price	Under Offer
1	G2	Ground Floor	2 Bed	Yes	663	62	£420,000	
2	G1	Ground Floor	1 Bed		487	45	£320,000	
3	G4	Ground Floor	2 Bed		717	67	£425,000	
4	G3	Ground Floor	2 Bed		672	62	£415,000	
5	1.5	First Floor	1 Bed		453	42	£299,000	SOLD stc
6	1.4	First Floor	1 Bed		452	42	£294,000	
7	1.3	First Floor	1 Bed		447	42	£299,999	SOLD stc
8	1.2	First Floor	2 Bed		668	62	£415,000	
9	1.1	First Floor	2 Bed	Yes	677	63	£420,000	SOLD stc
10	2.5	Second Floor	1 Bed		453	42	£299,999	SOLD stc
11	2.4	Second Floor	1 Bed		452	42	£295,000	
12	2.3	Second Floor	1 Bed		447	42	£299,999	SOLD stc
13	2.2	Second Floor	2 Bed		668	62	£420,000	
14	2.1	Second Floor	2 Bed	Yes	677	63	£425,000	SOLD stc
15	3.5	Third Floor	1 Bed		453	42	£305,000	
16	3.4	Third Floor	1 Bed		452	42	£300,000	
17	3.3	Third Floor	1 Bed		447	42	£305,000	SOLD stc
18	3.2	Third Floor	2 Bed		668	62	£425,000	
19	3.1	Third Floor	2 Bed	Yes	677	63	£430,000	SOLD stc
20	4.5	Fourth Floor	1 Bed		453	42	£310,000	
21	4.4	Fourth Floor	1 Bed		452	42	£305,000	
22	4.3	Fourth Floor	1 Bed		447	42	£310,000	SOLD stc
23	4.2	Fourth Floor	2 Bed		668	62	£430,000	
24	4.1	Fourth Floor	2 Bed	Yes	677	63	£435,000	SOLD stc



Ocean House is a development by Kolte Patil (Cheam) Ltd.
Construction by Sandy Lane Projects.
The selling agent is Turners Property.

Contact: info@turnersproperty.co.uk | 0208 687 9787



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*Schedule of Accommodation correct at time of printing. Individual flats under offer and 40 % now sold are subject to contract; correct at time of printing.
All measurements quoted in this brochure are approximate and to be used as a guide only.