

TURNERS



Ocean House, Ocean House Station Approach, Sutton, SM2
£430,000 Leasehold - Share of Freehold

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

Opportunity to acquire a top floor, two, double-bedroom apartment in this brand new share of freehold development in Cheam Village. Benefitting from low service charges, lift to upper floors, new build guarantee and being just a stones throw from Cheam station. Book to view today.

Beautifully presented throughout, this two double bedroom apartment is situated on the fourth floor, accessible via a lift. This light-filled home enjoys a pleasant outlook to the front, raised well above the hustle and bustle of everyday life.

The open-plan living room and kitchen create a spacious, airy atmosphere, enhanced by triple windows that flood the space with natural light. Sierra Fresco LVT flooring runs throughout, providing a seamless, elegant finish. The kitchen features classic shaker-style cabinets with soft-close doors and drawers, all in soft off-white tones that complement the freshly painted walls.

Both bedrooms are generously sized, easily accommodating double beds along with freestanding furniture, making them ideal for restful, flexible living.

Stylishly interior-designed throughout, the apartment blends soft, neutral tones—chalk white, canvas, and cream—with subtle wood finishes and refined metallic accents for a calm, sophisticated aesthetic.

Perfectly located just moments from the vibrant heart of Cheam Village, The apartment is ideally positioned for convenient living. Cheam Station is right on the doorstep, offering fast access to Central London, while the surrounding area provides green spaces and a relaxed, village-style atmosphere. Whether you're a first-time buyer, a couple, or someone looking to downsize, this apartment combines style, comfort, and location in one well-appointed home.



Bathroom Specs

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

Concealed 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

Niche with LED lighting

Kitchen Specs

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

General Specs

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 & smart app

Mains operated ceiling mounted smoke and heat detectors

Provision for Sky-Q (without subscription) Full Fibre Optic cable ready,

Brushed chrome switches and sockets

CAT 5 Wired throughout at each TV point

Key Features

- 2 Bedroom, Top Floor Apartment
- High Spec Finish Throughout
- Desirable Cheam Village Location
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- Excellent Transport Links & Local Amenities
- Share of Freehold / Low Service Charges
- Lift to Upper Floors
- EPC Rating B

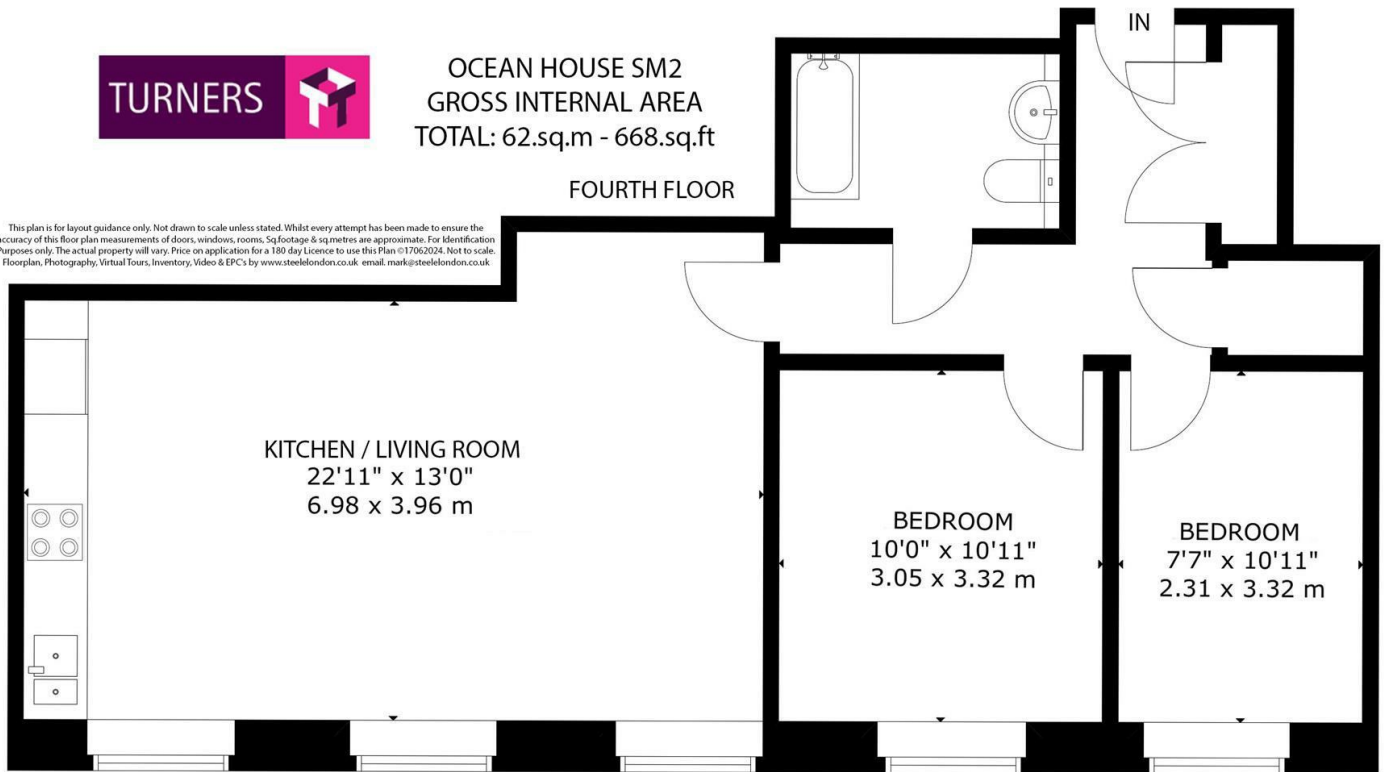
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OCEAN HOUSE SM2
GROSS INTERNAL AREA
TOTAL: 62.sq.m - 668.sq.ft

FOURTH FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©17/06/2024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steeltondon.co.uk email: mark@steeltondon.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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