



# FURNESS HOUSE

REDHILL  
RH1 6SH



# INTRODUCTION

Let the countryside breeze fill your new home, whilst being connected to the energy of the City.

Situated in central Redhill, Furness House is a bespoke collection of 71 one and two bed apartments set over four floors.



Furness House  
53 Brighton Road  
Redhill  
RH1 6SH

# REDHILL



# PERFECTLY PLACED

Situated between London and Brighton and close to the Surrey Hills Area of Outstanding Natural Beauty, Redhill is perfectly placed for easy access to the City, the countryside and the South Coast. The up-and-coming area is a popular destination for those looking to settle in leafy surroundings while being close to the hustle and bustle of London life.

Redhill itself is undergoing many exciting changes due to the £40m regeneration plan for the area. This will include an overhaul of various shopping and pedestrian areas along with an upgrade to the station and surrounding infrastructure.

As part of the regeneration, Warwick Quadrant, home to a brand new 24-hour gym and flagship Sainsbury's store, has already seen a fresh transformation while a revamp of Marketfield Way will bring in a whole host of new retail outlets, bars, eateries and a new multi-screen cinema complex.

# THE GREAT OUTDOORS

Surrey is well known for its spectacular green spaces, parks and areas of natural beauty which provide a relaxing and tranquil backdrop to life in Redhill.

Reigate Hill & Gatton Park offer a beautiful green space managed by The National Trust. With picturesque views over the Weald towards the South Downs, it makes for an ideal spot for picnics, outdoor activities or just a quick evening run. Whatever you use the space for, you'll definitely return to the tranquillity again and again.

Surrey Hills, an Area of Outstanding Natural Beauty is a great place for visitors to walk, run, ride or even swim in the lake! It also plays host to many art and culture events throughout the year ensuring a different experience every time you visit.

For those who live a more active lifestyle, there are a number of water sports and activities on offer at the nearby Mercers Country Park. Here you'll be able to try your hand at sailing, windsurfing or paddle sports on the lake.

With the town's desirable location and beautiful setting, it's easy to see why Redhill is becoming a popular settling location for many young professionals.









# ON YOUR DOORSTEP

## SHOPPING

The Belfry Shopping Centre is just a stroll away which houses an array of big high-street brands.

## STREET MARKETS

A local open-air street market is held in Redhill High Street every Thursday, Friday and Saturday boasting a wide variety of goods and produce from independent traders and retailers.

In addition to the weekly street markets, you will also find the occasional pop-up craft stall and themed markets which bring a wonderfully diverse mix of colours and flavours from around the world.

## HARLEQUIN THEATRE & CINEMA

This premier entertainment venue offers the latest film releases, theatre shows, musicals, live events and comedy from today's biggest acts and productions.

## REDHILL AVIATION FLIGHT CENTRE

If you're after a truly unique experience then the Aviation Flight Centre is definitely worth a visit. Here you can try various air experiences ranging from 30-minute flights to aerobatics which will certainly satisfy your inner daredevil!









# WORK OR PLAY

Whether you visit the capital for work or play, the excellent transport links mean you can get from Redhill Station to London Bridge in 30 minutes. Using your Oyster card for the route right from Redhill Station will make your journey even easier.

While visiting, why not take in some of the famous sights? Go shopping in Oxford Street or grab some last-minute tickets to any number of shows, gigs or live music festivals. Whatever your mood, London has something to entertain everyone at any time of the day or night.



# LONDON





# BRIGHTON



# THE CULTURE CAPITAL

Eclectic, colourful and vibrant, Brighton is one of the country's most interesting and diverse seaside towns where you'll experience something different every time you visit.

Located only 35 miles south of Redhill, you'll be able to enjoy the delights of the coast over and over.

Whether you want to dance all day at a festival, run the seafront marathon or simply shop til you drop in the famous, twisting Lanes, Brighton has something for everyone.



# FURNESS HOUSE

Designed with contemporary, modern living in mind, these beautifully presented apartments incorporate high-quality finishes with open plan layouts giving them a light and airy feel throughout.

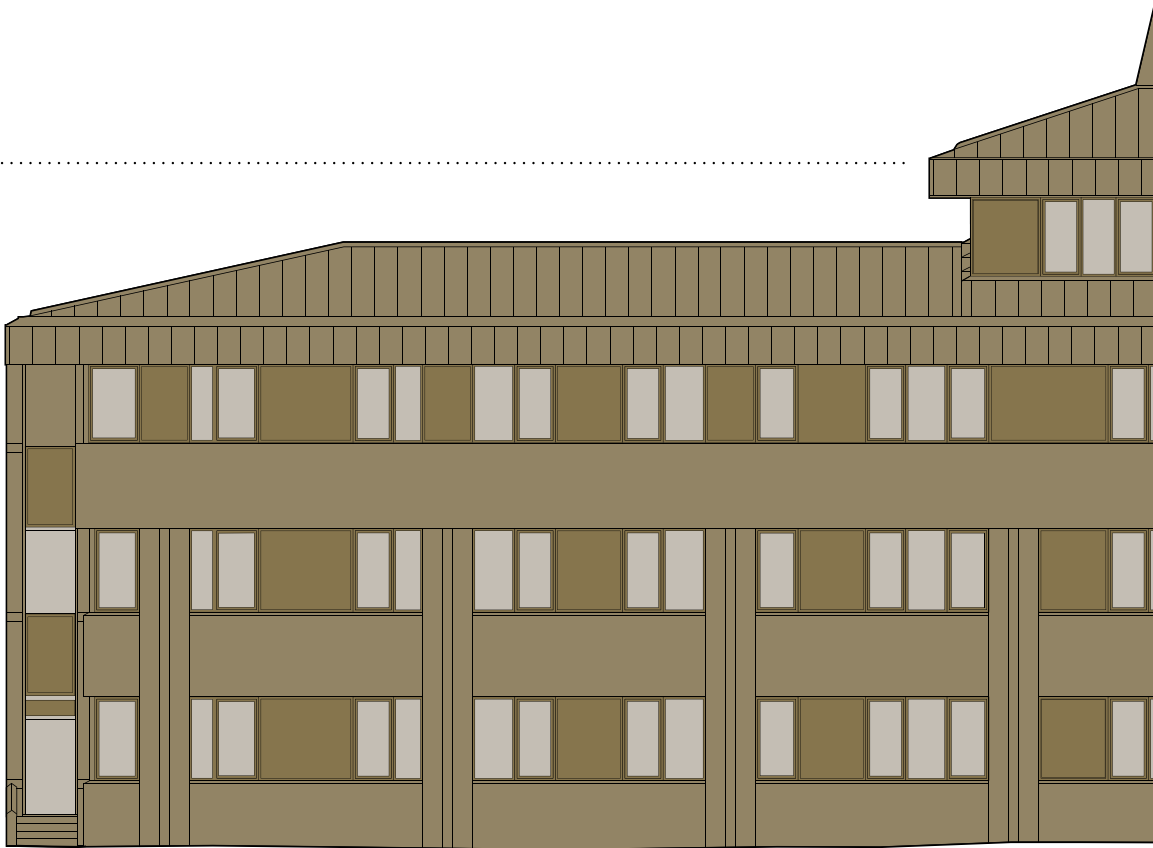
FOURTH

THIRD

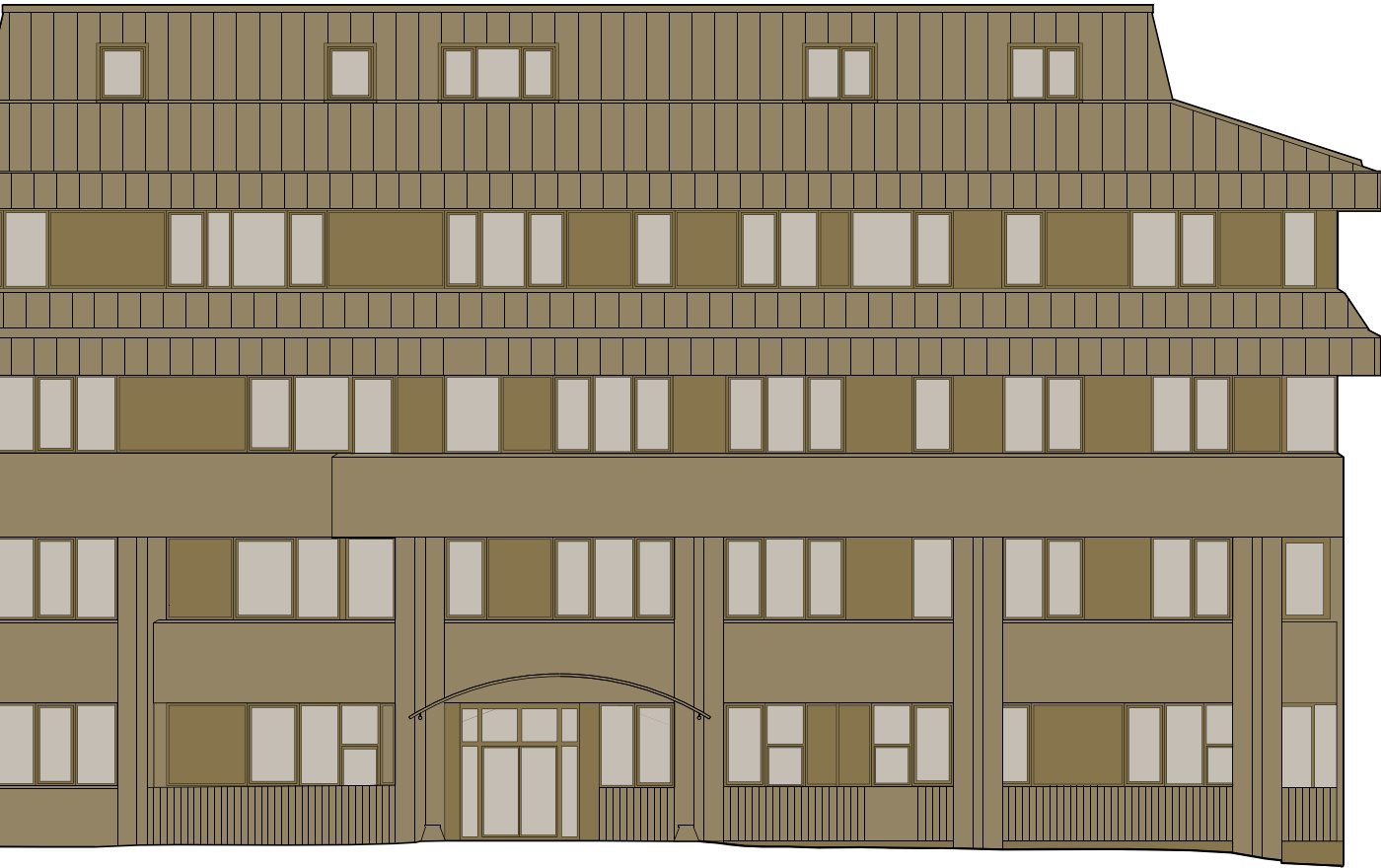
SECOND

FIRST

GROUND







MAIN  
ENTRANCE

# UNCOMPROMISED STYLE

With a focus on modern materials and design, Furness House is finished to an extremely high standard.

Carefully selected features such as rain head showers, sophisticated tiling and contemporary white sanitaryware make for a luxurious bathroom experience. While modern, contemporary units and worktops bring a practical, yet stylish feel to the kitchens.

The apartments are brimming with quality and innovative features including, USB charging sockets and app-controlled lighting, designed to make your life as easy and convenient as possible.

**FURNESSHOUSE.COM**

















# BEAUTIFULLY DESIGNED



## BATHROOM

- Thermostatic rain-head shower
- Modern white sanitaryware
- Chrome taps
- Chrome ladder-style towel rail
- Porcelain wall & floor tiles

\* 3-year manufacturer's warranty  
\*\* Service provider to connect  
\*\*\* Exceptions apply on certain plots



## KITCHEN

- Contemporary fitted kitchen
- Soft close units
- Elegant worktop and full height upstand
- Unit LED downlighters
- Lamona single fan oven\*
- Lamona touch control ceramic hob\*
- Lamona integrated fridge freezer\*
- Integrated recycling bin
- USB charging socket
- Karndean vinyl flooring

**BEDROOM**

- High-quality, fully fitted wool carpet
- Oak veneer internal doors
- USB charging socket
- TV point

**LIVING AREA**

- Karndean vinyl flooring
- Oak veneer interior doors
- Dimmable spot lights
- TV, telephone & satellite points\*\*

**STANDARD**

- Oak veneer interior doors
- USB charging points
- High-quality flooring, fitted throughout as stated
- Brushed chrome door furniture
- Two lifts & secure entrance lobby
- Video entry
- Sky Q enabled\*\*
- Under floor heating\*\*\*
- Ten-year latent defect warranty



# LOCATION

Located in the very centre of Redhill, Furness House is perfectly placed with everything you need on your doorstep:

## THE BELFRY SHOPPING CENTRE

6 minute walk 0.3 miles

## COSTA

9 minute walk 0.4 miles

## REDHILL STATION

9 minute walk 0.4 miles

## GATTON PARK

8 minute drive 2.1 miles

## GATWICK AIRPORT

14 minute drive 6.3 miles

## CROYDON

31 minute drive 11.5 miles

## M25

11 minute drive 3.0 miles

## BRIGHTON

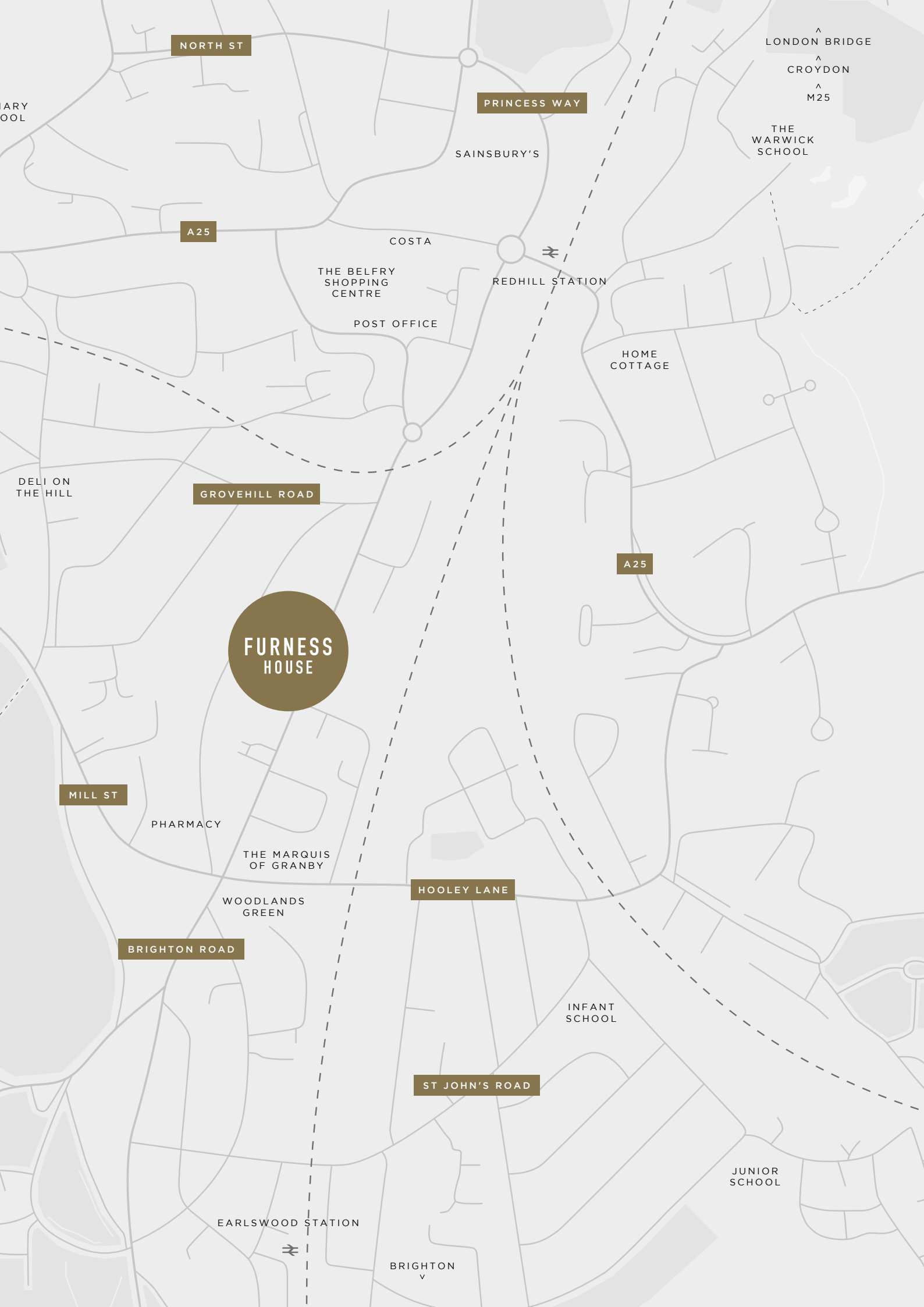
50 minute drive 34.8 miles

## LONDON BRIDGE

30 minutes by train

\*All timings approximate





NORTH ST

PRINCESS WAY

LONDON BRIDGE  
CROYDON  
M25

THE WARWICK SCHOOL

SAINSBURY'S

A25

COSTA

THE BELFRY SHOPPING CENTRE

REDHILL STATION

POST OFFICE

HOME COTTAGE

DELI ON THE HILL

GROVEHILL ROAD

FURNESS HOUSE

A25

MILL ST

PHARMACY

THE MARQUIS OF GRANBY

HOOLEY LANE

WOODLANDS GREEN

BRIGHTON ROAD

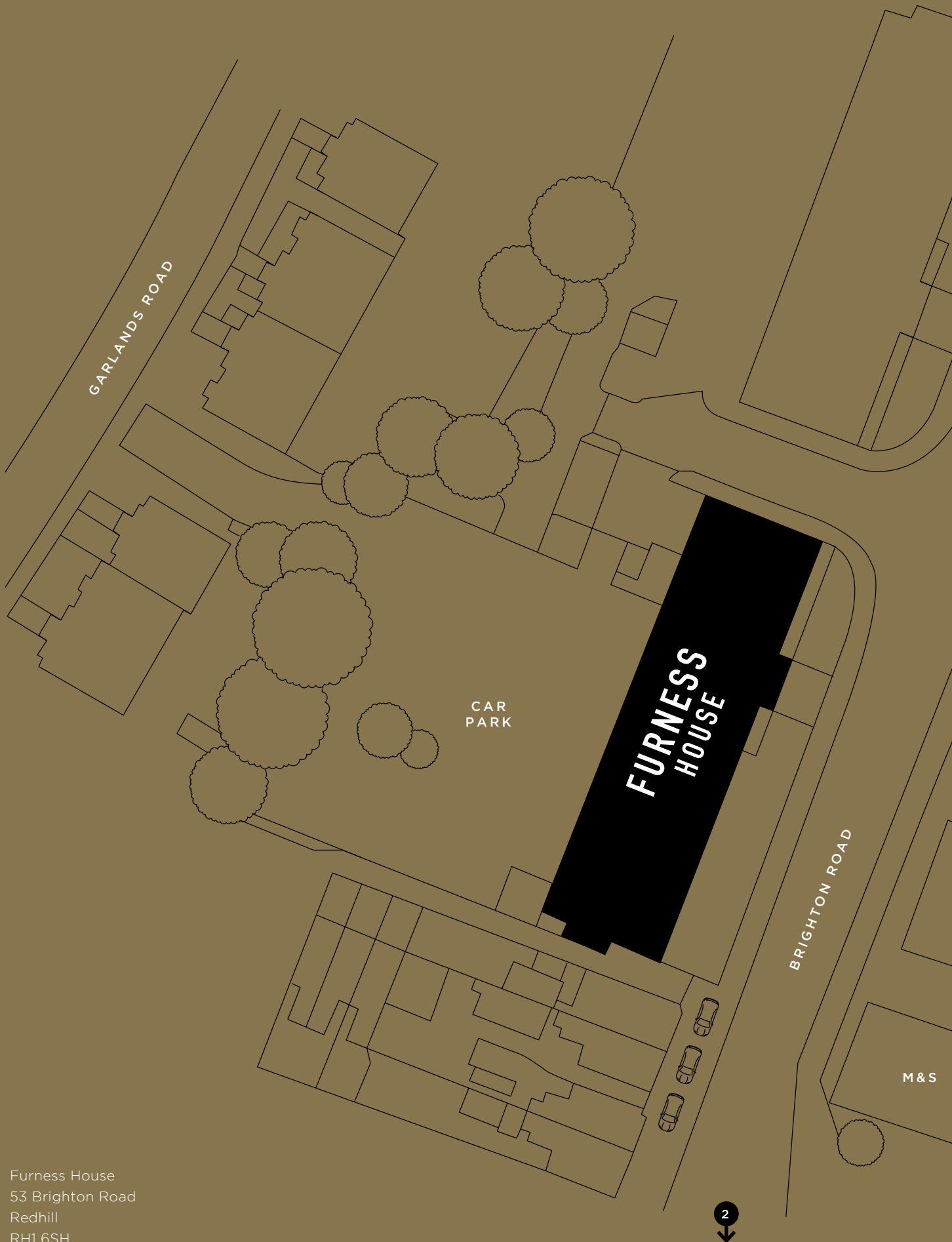
INFANT SCHOOL

ST JOHN'S ROAD

JUNIOR SCHOOL

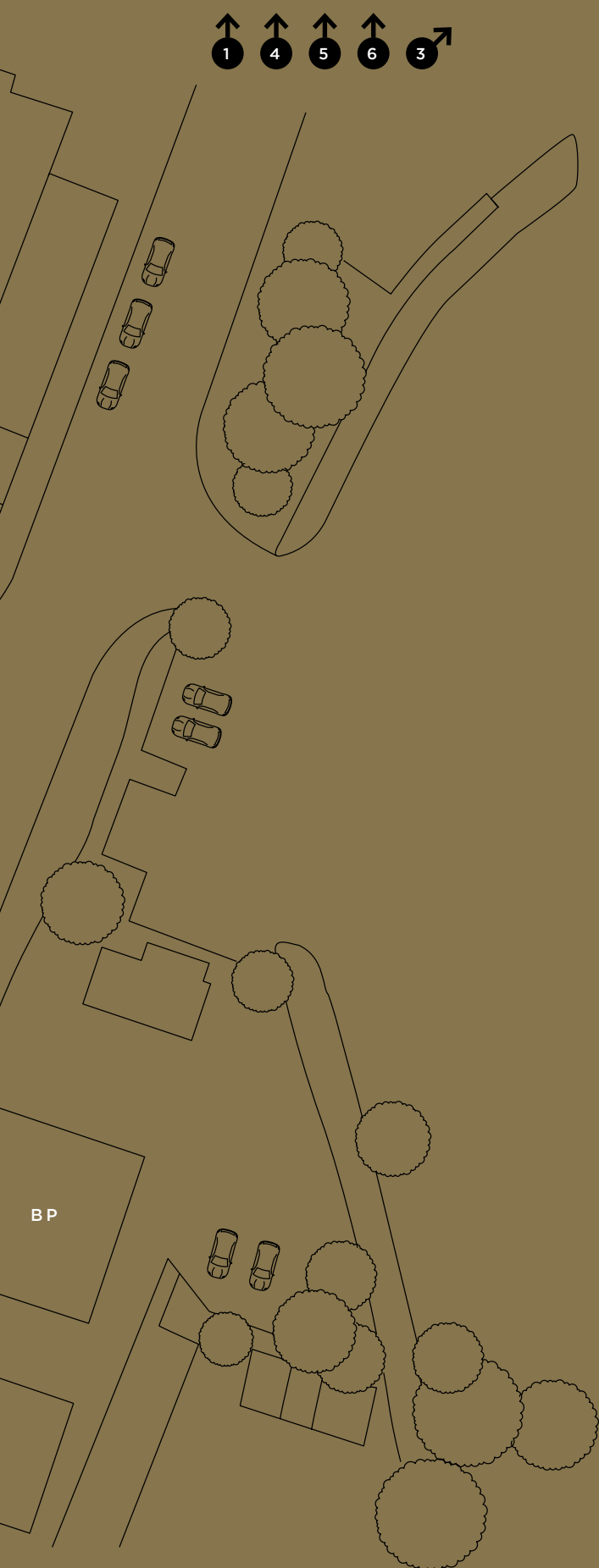
EARLSWOOD STATION

BRIGHTON



Furness House  
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Redhill  
RH1 6SH

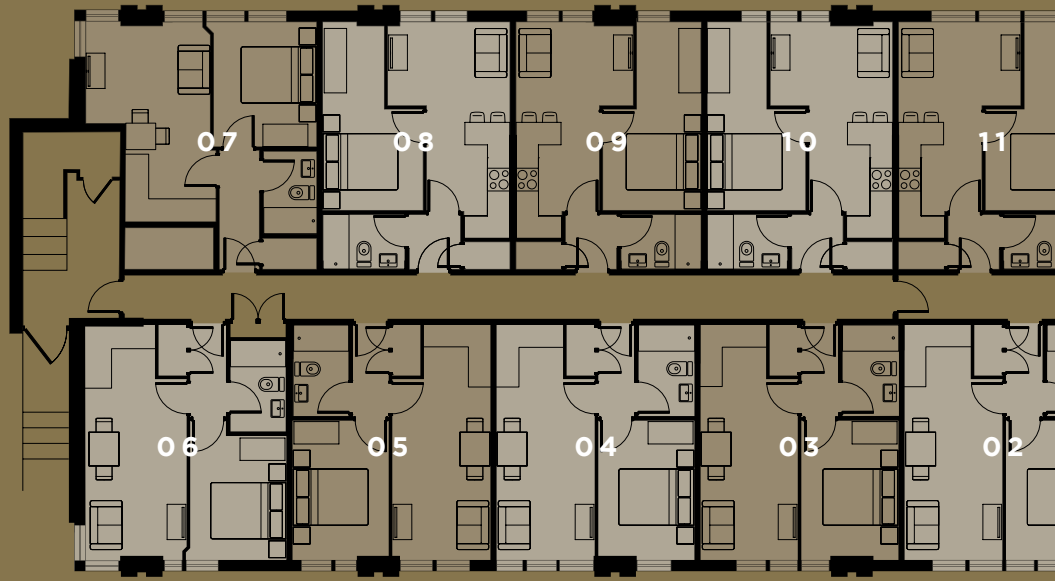




# SITE MAP

With easy train links less than a ten minute walk away, the following are all within a stone's throw:

- 1 THE BELFRY SHOPPING CENTRE**  
6 minute walk    0.3 miles
- 2 THE MARQUIS OF GRANBY**  
6 minute walk    0.3 miles
- 3 REDHILL TRAIN STATION**  
9 minute walk    0.4 miles
- 4 MEMORIAL PARK**  
10 minute walk    0.4 miles
- 5 THE HARLEQUIN THEATRE**  
10 minute walk    0.5 miles
- 6 SAINSBURY'S**  
10 minute walk    0.5 miles



# GROUND FLOOR

## APARTMENT 01

Living Area	3.0 x 6.2m	(9'8 x 20'3)
Bedroom	2.5 x 3.7m	(8'2 x 12'1)
Total GIA	35sq.m	(377sq.ft)

## APARTMENT 05

Living Area	2.5 x 6.2m	(8'2 x 20'3)
Bedroom	2.5 x 3.7m	(8'2 x 12'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 02

Living Area	2.5 x 6.2m	(8'2 x 20'3)
Bedroom	2.5 x 3.7m	(8'2 x 12'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 06

Living Area	2.6 x 6.2m	(8'5 x 20'3)
Bedroom	2.5 x 3.6m	(8'2 x 11'8)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 03

Living Area	2.5 x 6.2m	(8'2 x 20'3)
Bedroom	2.5 x 3.7m	(8'2 x 12'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 07

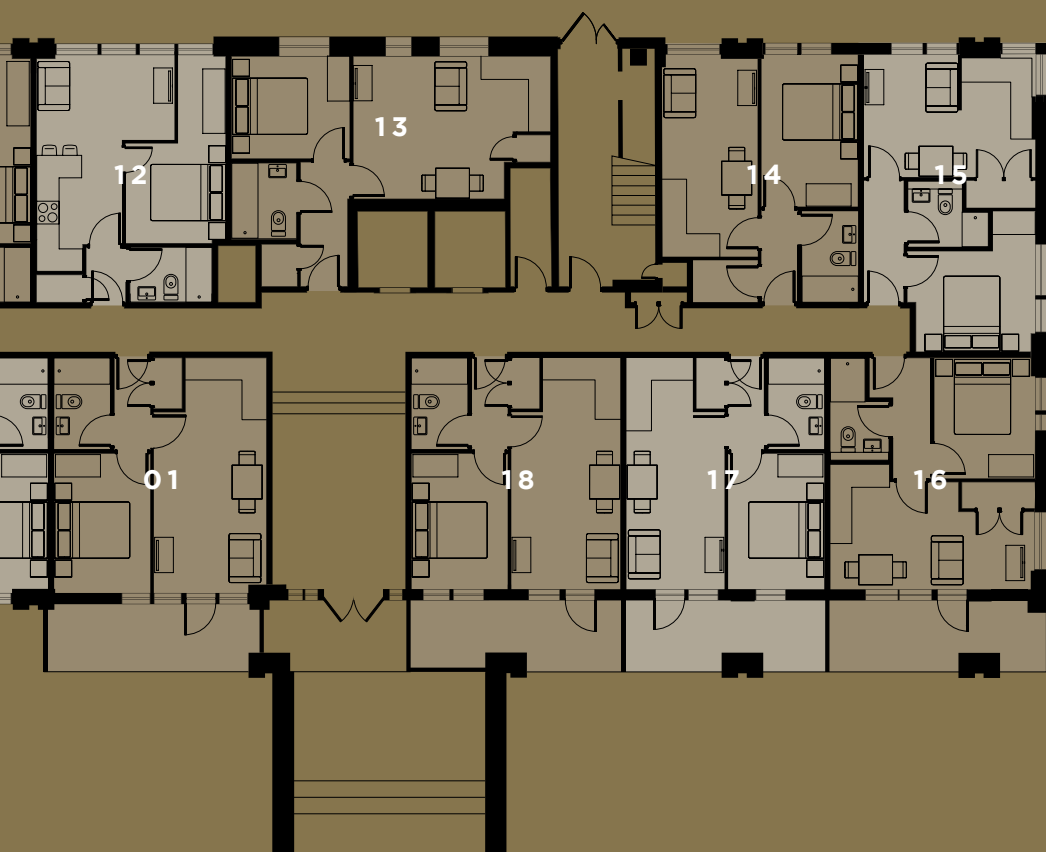
Living Area	3.2 x 5.2m	(10'5 x 17'1)
Bedroom	2.7 x 3.3m	(8'9 x 10'8)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 04

Living Area	2.5 x 6.2m	(8'2 x 20'3)
Bedroom	2.5 x 3.7m	(8'2 x 12'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 08

Living Area	3.2 x 5.8m	(10'5 x 19)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 09**

Living Area	3.2 x 5.8m	(10'5 x 19)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 13**

Living Area	5.1 x 3.8m	(16'7 x 12'5)
Bedroom	3.1 x 2.7m	(10'2 x 8'9)
Total GIA	37sq.m	(398sq.ft)

**APARTMENT 17**

Living Area	2.5 x 6.1m	(8'2 x 20'0)
Bedroom	2.5 x 3.6m	(8'2 x 11'8)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 10**

Living Area	3.2 x 5.8m	(10'5 x 19)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 14**

Living Area	2.5 x 5.3m	(8'2 x 17'4)
Bedroom	2.5 x 4.0m	(8'2 x 13'1)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 18**

Living Area	2.9 x 6.1m	(9'5 x 20'0)
Bedroom	2.5 x 3.5m	(8'2 x 11'5)
Total GIA	34sq.m	(366sq.ft)

**APARTMENT 11**

Living Area	3.2 x 5.8m	(10'5 x 19)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 15**

Living Area	4.5 x 3.2m	(14'8 x 10'5)
Bedroom	3.3 x 3.7m	(10'8 x 12'1)
Total GIA	34sq.m	(366sq.ft)

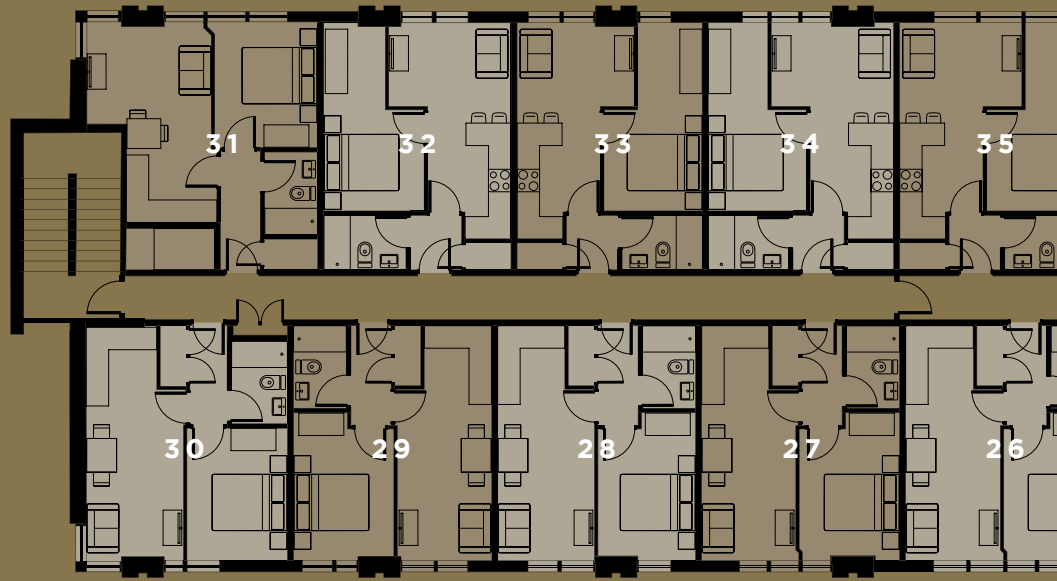
**APARTMENT 12**

Living Area	3.2 x 5.8m	(10'5 x 19)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 16**

Living Area	5.3 x 3.3m	(17'4 x 10'8)
Bedroom	2.6 x 3.2m	(8'5 x 10'5)
Total GIA	33sq.m	(355sq.ft)





# FIRST FLOOR

## APARTMENT 19

Living Area	2.5 x 5.3m	(8'2 x 17'4)
Bedroom	2.5 x 4.0m	(8'2 x 13'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 23

Living Area	4.1 x 3.4m	(13'4 x 11'2)
Bedroom	3.2 x 2.9m	(10'5 x 9'5)
Total GIA	35sq.m	(377sq.ft)

## APARTMENT 20

Living Area	4.5 x 3.2m	(14'8 x 10'5)
Bedroom	3.3 x 3.7m	(10'8 x 12'1)
Total GIA	34sq.m	(366sq.ft)

## APARTMENT 24

Living Area	4.1 x 3.4m	(13'4 x 11'2)
Bedroom	3.2 x 2.9m	(10'5 x 9'5)
Total GIA	35sq.m	(377sq.ft)

## APARTMENT 21

Living Area	4.5 x 3.4m	(14'8 x 11'2)
Bedroom	3.5 x 2.8m	(11'5 x 9'2)
Total GIA	36sq.m	(388sq.ft)

## APARTMENT 25

Living Area	4.4 x 5.4m	(14'4 x 17'7)
Bedroom 01	2.9 x 3.6m	(9'5 x 11'8)
Bedroom 02	3.3 x 2.4m	(10'8 x 7'9)
Total GIA	53sq.m	(570sq.ft)

## APARTMENT 22

Living Area	4.7 x 3.4m	(15'4 x 11'2)
Bedroom	3.6 x 4.4m	(11'8 x 14'4)
Total GIA	38sq.m	(409sq.ft)

## APARTMENT 26

Living Area	2.4 x 6.2m	(7'9 x 20'3)
Bedroom	2.6 x 3.9m	(8'5 x 12'8)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 27**

Living Area	2.4 x 6.2m	(7'9 x 20'3)
Bedroom	2.6 x 3.9m	(8'5 x 12'8)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 31**

Living Area	3.2 x 5.2m	(10'5 x 17'1)
Bedroom	2.7 x 3.3m	(8'9 x 10'8)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 35**

Living Area	3.2 x 5.8m	(10'5 x 19'0)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 28**

Living Area	2.4 x 6.2m	(7'9 x 20'3)
Bedroom	2.6 x 3.9m	(8'5 x 12'8)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 32**

Living Area	3.2 x 5.8m	(10'5 x 19'0)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 36**

Living Area	3.2 x 5.8m	(10'5 x 19'0)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 29**

Living Area	2.4 x 6.2m	(7'9 x 20'3)
Bedroom	2.6 x 3.9m	(8'5 x 12'8)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 33**

Living Area	3.2 x 5.8m	(10'5 x 19'0)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)

**APARTMENT 37**

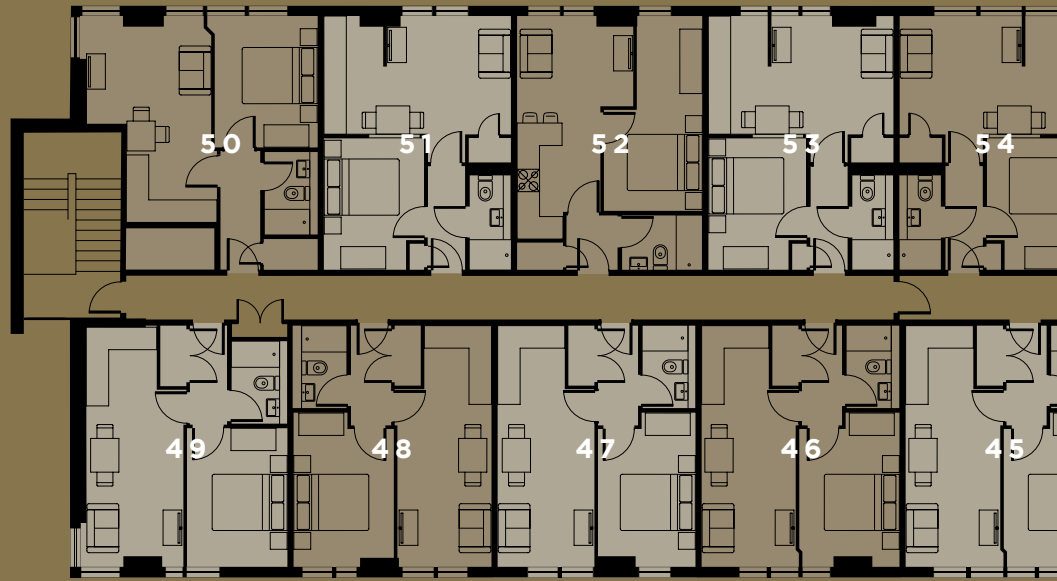
Living Area	5.1 x 3.8m	(16'7 x 12'5)
Bedroom	3.1 x 2.7m	(10'2 x 8'9)
Total GIA	37sq.m	(398sq.ft)

**APARTMENT 30**

Living Area	2.5 x 6.1m	(8'2 x 20'0)
Bedroom	2.6 x 3.5m	(8'5 x 11'5)
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 34**

Living Area	3.2 x 5.8m	(10'5 x 19'0)
Bedroom	2.6 x 4.9m	(8'5 x 16'1)
Total GIA	32sq.m	(344sq.ft)



# SECOND FLOOR

## APARTMENT 38

Living Area	2.5 x 5.3m	(8'2 x 17'4)
Bedroom	2.5 x 4.0m	(8'2 x 13'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 42

Living Area	4.1 x 3.4m	(13'4 x 11'2)
Bedroom	3.2 x 2.9m	(10'5 x 9'5)
Total GIA	35sq.m	(377sq.ft)

## APARTMENT 39

Living Area	4.5 x 3.2m	(14'8 x 10'5)
Bedroom	3.3 x 3.7m	(10'8 x 12'1)
Total GIA	34sq.m	(366sq.ft)

## APARTMENT 43

Living Area	4.1 x 3.4m	(13'4 x 11'2)
Bedroom	3.2 x 2.9m	(10'5 x 9'5)
Total GIA	35sq.m	(377sq.ft)

## APARTMENT 40

Living Area	4.5 x 3.4m	(14'8 x 11'2)
Bedroom	3.5 x 2.8m	(11'5 x 9'2)
Total GIA	36sq.m	(388sq.ft)

## APARTMENT 44

Living Area	4.4 x 5.4m	(14'4 x 17'7)
Bedroom 01	2.9 x 3.6m	(9'5 x 11'8)
Bedroom 02	3.3 x 2.4m	(10'8 x 7'9)
Total GIA	53sq.m	(570sq.ft)

## APARTMENT 41

Living Area	4.7 x 3.4m	(15'4 x 11'2)
Bedroom	3.6 x 4.4m	(11'8 x 14'4)
Total GIA	38sq.m	(409sq.ft)

## APARTMENT 45

Living Area	2.4 x 6.2m	(7'9 x 20'3)
Bedroom	2.6 x 3.9m	(8'5 x 12'8)
Total GIA	33sq.m	(355sq.ft)



**APARTMENT 46**

Living Area	2.4 x 6.2m	(7'9" x 20'3")
Bedroom	2.6 x 3.9m	(8'5" x 12'8")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 50**

Living Area	3.2 x 5.2m	(10'5" x 17'1")
Bedroom	2.7 x 3.3m	(8'9" x 10'8")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 54**

Living Area	4.9 x 3.8m	(16'1" x 12'5")
Bedroom	2.6 x 3.5m	(8'5" x 11'5")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 47**

Living Area	2.4 x 6.2m	(7'9" x 20'3")
Bedroom	2.6 x 3.9m	(8'5" x 12'8")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 51**

Living Area	4.9 x 3.8m	(16'1" x 12'5")
Bedroom	2.6 x 3.5m	(8'5" x 11'5")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 55**

Living Area	4.9 x 3.8m	(16'1" x 12'5")
Bedroom	2.6 x 3.5m	(8'5" x 11'5")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 48**

Living Area	2.4 x 6.2m	(7'9" x 20'3")
Bedroom	2.6 x 3.9m	(8'5" x 12'8")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 52**

Living Area	3.0 x 5.9m	(9'8" x 19'4")
Bedroom	2.2 x 5.1m	(7'2" x 16'7")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 56**

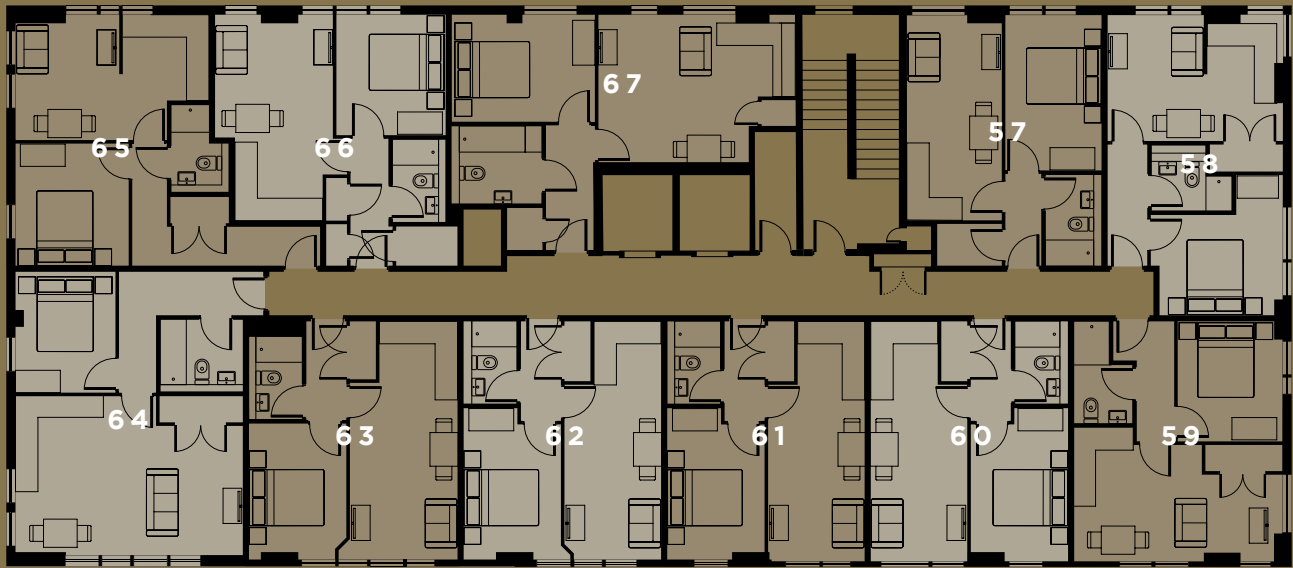
Living Area	5.1 x 3.8m	(16'7" x 12'5")
Bedroom	3.1 x 2.7m	(10'2" x 8'9")
Total GIA	37sq.m	(398sq.ft)

**APARTMENT 49**

Living Area	2.5 x 6.1m	(8'2" x 20'0")
Bedroom	2.6 x 3.5m	(8'5" x 11'5")
Total GIA	33sq.m	(355sq.ft)

**APARTMENT 53**

Living Area	4.9 x 3.8m	(16'1" x 12'5")
Bedroom	2.6 x 3.5m	(8'5" x 11'5")
Total GIA	33sq.m	(355sq.ft)



# THIRD FLOOR

## APARTMENT 58

Living Area	4.5 x 3.2m	(14'8 x 10'5)
Bedroom	3.3 x 3.7m	(10'8 x 12'1)
Total GIA	34sq.m	(366sq.ft)

## APARTMENT 63

Living Area	2.8 x 6.1m	(9'2 x 20'0)
Bedroom	2.5 x 3.5m	(8'2 x 11'5)
Total GIA	34sq.m	(366sq.ft)

## APARTMENT 59

Living Area	5.6 x 3.5m	(18'4 x 11'5)
Bedroom	2.8 x 3.2m	(9'2 x 10'5)
Total GIA	35sq.m	(377sq.ft)

## APARTMENT 64

Living Area	6.0 x 4.2m	(19'7 x 13'8)
Bedroom	2.6 x 3.2m	(8'5 x 10'5)
Total GIA	46sq.m	(495sq.ft)

## APARTMENT 60

Living Area	2.5 x 6.1m	(8'2 x 20'0)
Bedroom	2.5 x 3.9m	(8'2 x 12'8)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 65

Living Area	5.1 x 3.3m	(16'7 x 10'8)
Bedroom	3.0 x 3.2m	(9'8 x 10'5)
Total GIA	38sq.m	(409sq.ft)

## APARTMENT 61

Living Area	2.5 x 6.1m	(8'2 x 20'0)
Bedroom	2.5 x 3.9m	(8'2 x 12'8)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 66

Living Area	3.1 x 5.4m	(10'2 x 17'7)
Bedroom	2.9 x 3.1m	(9'5 x 10'2)
Total GIA	36sq.m	(388sq.ft)

## APARTMENT 57

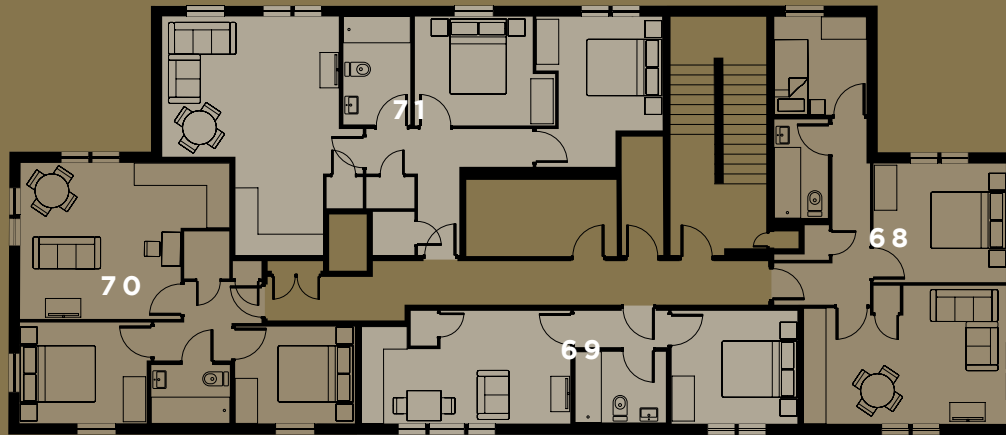
Living Area	2.5 x 5.3m	(8'2 x 17'4)
Bedroom	2.5 x 4.0m	(8'2 x 13'1)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 62

Living Area	2.5 x 6.1m	(8'2 x 20'0)
Bedroom	2.5 x 3.9m	(8'2 x 12'8)
Total GIA	33sq.m	(355sq.ft)

## APARTMENT 67

Living Area	5.2 x 3.9m	(17'1 x 12'8)
Bedroom	3.8 x 2.8m	(12'5 x 9'2)
Total GIA	41sq.m	(441sq.ft)



# FOURTH FLOOR

## APARTMENT 68

Living Area	5.3 x 3.6m	(17'4 x 11'8)
Bedroom 01	3.5 x 3.1m	(11'5 x 10'2)
Bedroom 02	2.4 x 2.5m	(7'9 x 8'2)
Total GIA	50sq.m	(538sq.ft)

## APARTMENT 69

Living Area	5.5 x 3.0m	(18'0 x 9'8)
Bedroom	3.3 x 2.9m	(10'8 x 9'5)
Total GIA	34sq.m	(366sq.ft)

## APARTMENT 70

Living Area	5.5 x 4.1m	(18'0 x 13'4)
Bedroom 01	3.3 x 2.6m	(10'8 x 8'5)
Bedroom 02	3.1 x 2.5m	(10'2 x 8'2)
Total GIA	48sq.m	(517sq.ft)

## APARTMENT 71

Living Area	5.2 x 6.2m	(17'1 x 20'3)
Bedroom 01	3.3 x 3.9m	(10'8 x 12'8)
Bedroom 02	3.6 x 2.8m	(11'8 x 9'2)
Total GIA	64sq.m	(689sq.ft)

## DISCLAIMER

We have included floorplans to show typical layouts and sizes of the property. These particulars are prepared with due care and attention. All dimensions shown are maximum room sizes and square footage is approximate to be used as a preliminary guide only.

They do not form any part of a contract and the developer reserves the right to vary as necessary. Layouts shown are the developers intentions and are subject to alterations due to practicalities during the build process.



# ABOUT OCEA

With a number of developments recently completed and underway in the south, Ocea has a flair for providing affordable homes that people really want to live in.

With consistently high standards around fixtures and fittings and covered by a 10-year building guarantee provided by one of the UK's largest providers, you can be sure that you are getting a quality product which will last for many years to come. Working with our trusted award-winning local architect, we have ensured that the apartments have been intelligently designed around the way you want to live.

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