Saltdean is easily accessible from the major road network and by train from nearby Brighton.

If you are driving from the A23, turn left at Brighton Pier onto the A259, follow the road for 4.8 miles until you enter Saltdean, then turn left into Longridge Avenue. Grand Ocean is situated approximately 250 metres up on the left.

Brighton Railway Station is just 5.7 miles away (London Victoria 52 minutes, London Gatwick 26 minutes). London Gatwick airport is 34 miles by road.

Ideally located

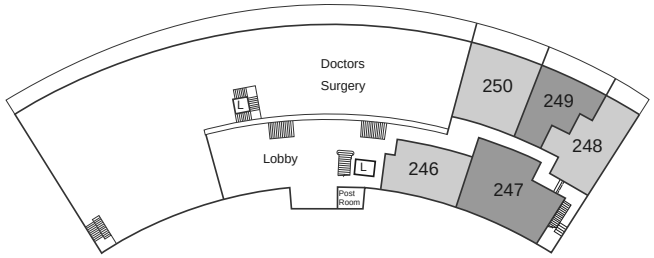
Head Office: Explore Living, Bridge Place 2, Anchor Boulevard, Admirals Park, Crossways, Dartford, Kent DA2 6SN

Telephone: 0845 6036273 E-mail: sales@explorelivingco.uk Website: www.explorelivingco.uk

The information contained in this brochure is for guidance only. Explore Living operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of Grand Ocean, whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, part of a contract or warranty. The dimensions given are accurate within plus or minus 2 inches (50mm). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Grand Ocean is the marketing name for use until a permanent postal address has been authorised. Mileage distances sourced from AA Route Planner. July 2007.

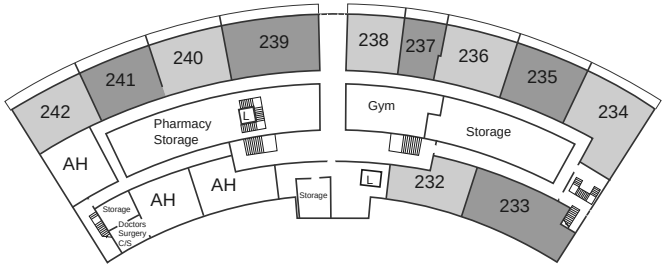
Stunning seaside apartments with an Art Deco heritage

Plot plans



Ground Floor

Level 6



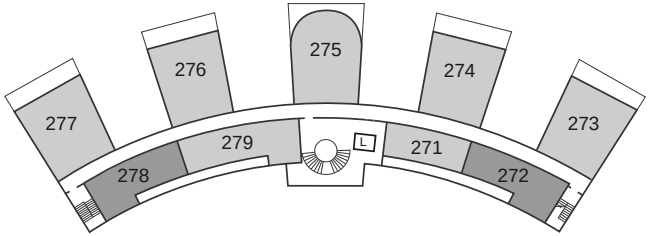
Lower Ground Floor

Level 5

AH Affordable Housing (Shared Ownership)

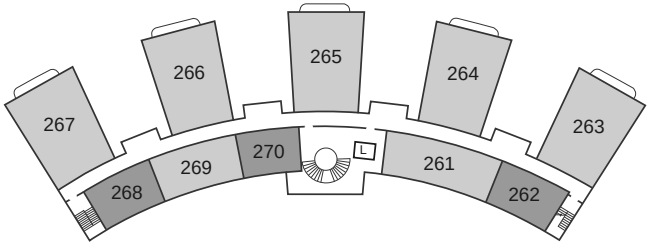
C/S Cycle Store

L Lift



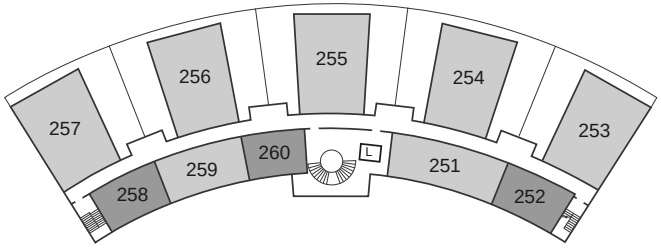
Third Floor

Level 9



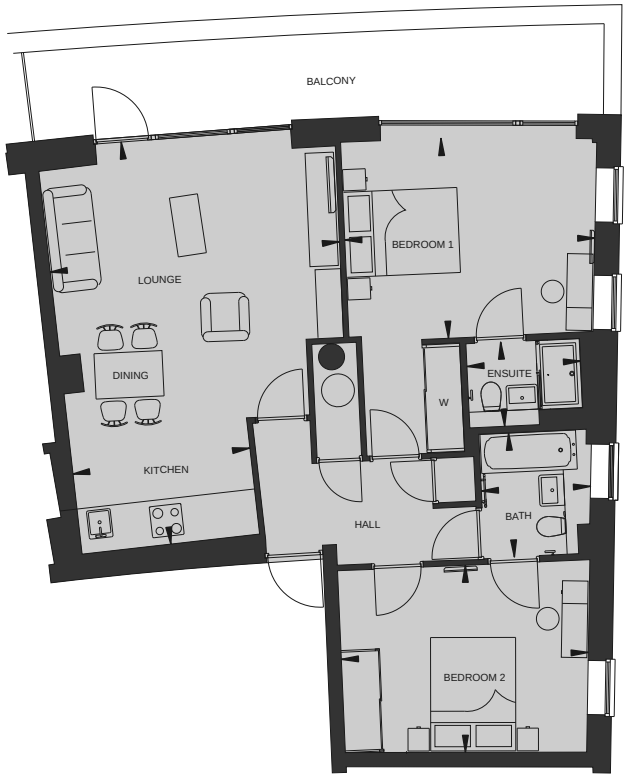
Second Floor

Level 8



First Floor

Level 7



Repton

Plot 234

2 bedroom apartment

Lounge/Dining/Kitchen	5.10m x 7.10m	16'9" x 23'4"
Bedroom 1	4.38m x 3.50m	14'5" x 11'6"
Bedroom 2	4.33m x 3.25m	14'3" x 10'8"
Bathroom	1.90m x 2.15m	6'3" x 7'1"
Ensuite	1.98m x 1.45m	6'6" x 4'10"
Balcony	10.60m x 1.20m	34'10" x 3'11"

Dotted circle indicates decorative ceiling motif

Clayton

Plot 235

2 bedroom apartment

Lounge/Dining/Kitchen	4.33m x 7.20m	14'3" x 23'8"
Bedroom 1	2.55m x 5.25m	8'5" x 17'3"
Bedroom 2	2.20m x 4.18m	7'3" x 13'9"
Bathroom	1.90m x 1.90m	6'3" x 6'3"
Ensuite	1.45m x 1.90m	4'10" x 6'3"
Balcony	10.11m x 1.20m	33'1" x 3'11"

Grand Ocean is...

A collection of one, two and three bedroom apartments, arranged in four spurs branching back from the preserved Grade II listed, art deco facade of the original hotel of the same name.

A number of different types and configurations are available, all built to Explore Living's unusually high standards of design, innovation, quality and fittings. Contemporary, comfortable and spacious on the inside, while paying tribute to the style and heritage of the original site on the outside, there are apartments to suit everybody's requirements at Grand Ocean.

Features such as landscaped communal gardens and underground parking add to the convenience and luxury lifestyle afforded by this prestigious development.

Innovation and attention to detail – take a look inside

True to its very special heritage, every aspect of Grand Ocean exudes quality – not just in the build specification, but in the very design too.

Apartments come in a range of styles, some with balconies or terraces, and all with concrete floors to make your home as quiet as possible. Built-in security so you'll always feel safe and sound. Living areas and bedrooms which make maximum use of natural light. Kitchens with integrated, concealed modern appliances and generous work surfaces with full length splashbacks and clever, hideaway electric sockets. Luxurious bathrooms. Provision for a wall-mounted flat screen TV, Sky* and HDTV.

You'll even find solid doors which close with a satisfying 'clunk'.

Photography of previous development, specification may vary.

You choose

You'd think Explore Living invented the word choice.

When you reserve your new home, Explore Living gives you a wide choice of fittings, floor coverings and colour ways, so it really is *your* home from the very start. And naturally, whatever you choose will be fitted to the very high specification that's standard in all of our properties.

A full set of integrated appliances comes as standard, so your new kitchen is fully equipped and ready to use.

You'd like granite worktops in the kitchen? No problem. (Subject to construction stage).

Step-by-step assistance

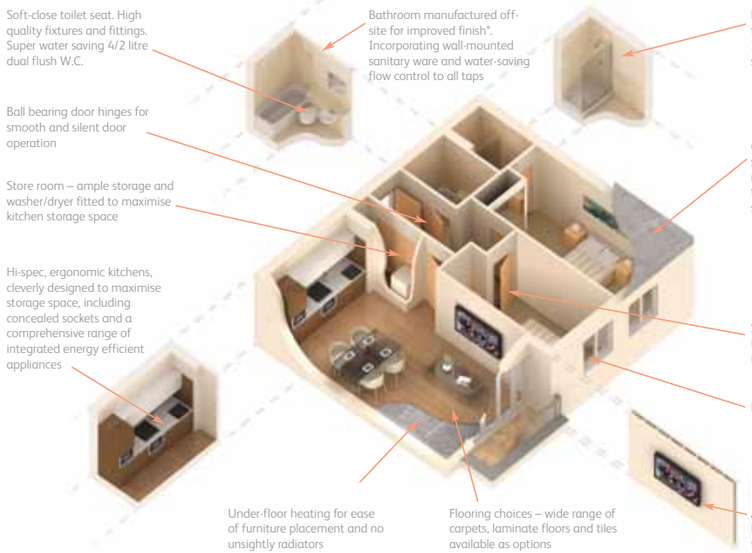
At Explore Living, you come first. From the moment you step into our marketing suite to handover of your keys, our highly professional Home Sales Advisers will be on hand to give you any assistance or advice you need.

You'll be given a dedicated Explore Living homebuyer's manual covering every aspect of the homebuying process – from initial reservation to the final handover meeting where your Adviser gives you your keys and demonstrates the domestic appliances, heating and added value features.

Your Adviser will keep you fully informed about progress milestones on your new home and explain the wide range of options available. Our 'Style by Explore' scheme gives you a wide choice of extra styling touches over and above our high standard specification.

But it doesn't stop there. Explore Living's dedicated aftercare service includes advice on warranty entitlements and 24-hour emergency cover.

That's real peace of mind for you.



Innovation comes as standard

The above is indicative of a typical Explore Living specification. Features may vary. * Excluding refurbished hotel building.

Site Plan

Explore Living is the residential arm of Laing O'Rourke plc, the UK's largest privately-owned building and construction company, currently responsible for two of the largest construction projects in the world: London Heathrow Terminal 5 and Dubai Airport.

Our hugely experienced management team has worked with some of the best-known names in the house building business, which is why we have qualified for an A1 rating from the NHBC.

The Explore Living philosophy is simple: your needs are paramount. You deserve exceptional service and a superior product. We are determined to provide nothing less.

We aim to make every aspect of buying a new Explore Living home an enjoyable and rewarding experience. When you move in, we want to feel that all your needs have been met and all your aspirations fulfilled.

Only then will we have achieved our goal of total customer satisfaction.

Photographs show previous Laing O'Rourke developments

Explore our credentials