



ColumbiaHouse

WORTHING

Stunning studio suites and 1, 2 & 3 bedroom apartments



ColumbiaHouse

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A stunning selection of
new homes



Computer generated image for illustrative purposes only

An aerial view of a modern apartment building with a rooftop terrace. The terrace is furnished with two people sitting on a sofa, a coffee table, and several potted plants. The building has a dark, modern facade with large glass windows. The background shows a lush green landscape with trees.

A relaxed contemporary lifestyle

At up to six storeys high and created from the conversion of a handsome, former office, along with three newly built blocks within established, landscaped grounds, Columbia House provides a broad range of apartments with studio suites, 1, 2 & 3 bedroom apartments.

An ideal proposition for a broad range of people, including those looking to get their foot on the property ladder for the first time, young professionals or those looking to downsize to a low maintenance, manageable home or a 'lock and leave', given the natural security of the development.

Each home will be fitted out with the latest, high quality bathroom and kitchens with a range of integrated appliances, with high-speed internet provided throughout. There is also a community space for residents to enjoy.

Columbia House is another quality development by Pullman Construction in association with English Rose.

Created from a landmark building
in a prominent position



The life/work balance of seaside living

Worthing is so much more than a picturesque seaside town.

Worthing's relaxed atmosphere and modern, extensive amenities provide a new perspective on coastal living. Combining sun, sea and surf with elegant architecture and exquisite gardens, along with a great mix of eateries, boutiques and bars, Worthing offers old-fashioned holiday style charm with a refreshingly modern vibe.

This dynamic town has its focus very much on the future with beautiful beaches and a bustling shopping hub, a lively social scene and leisure facilities abundant, there is a wealth of attractions to entertain, whatever the weather.

With its own unique brand of relaxed style, the vibrant community of Worthing is fast becoming one of the most desirable on the south coast.



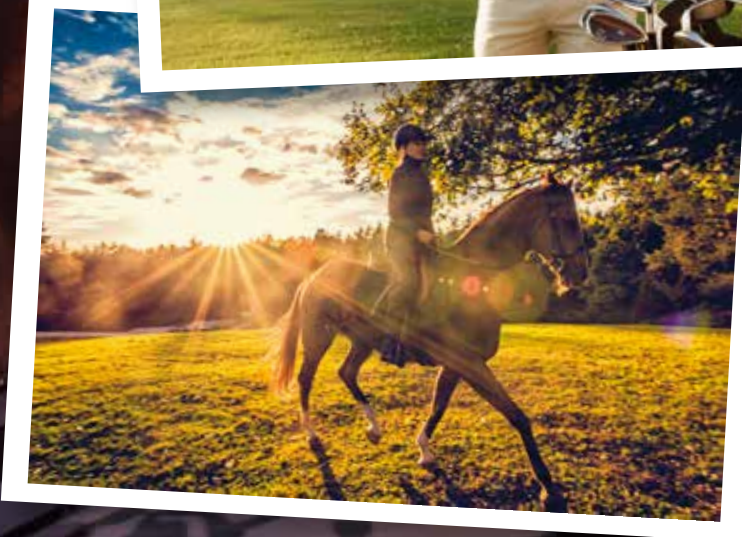
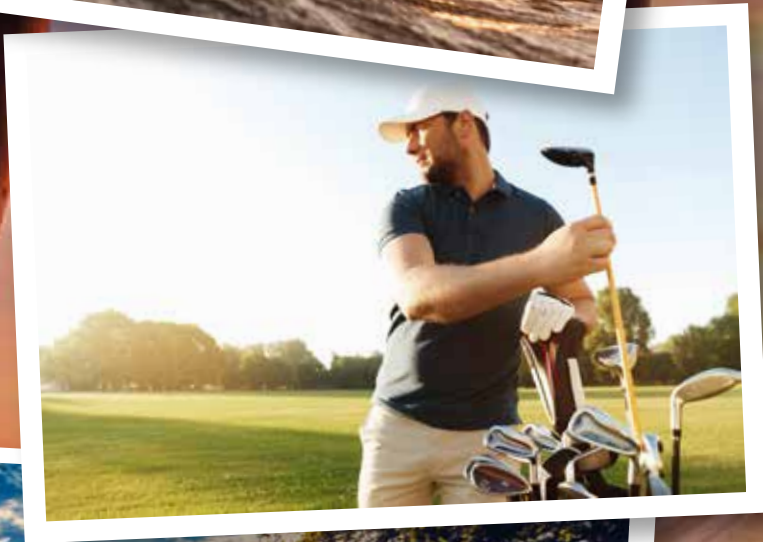
A location for those with an active lifestyle

Whether you're cycling along the promenade, trail riding on the South Downs, paddle-boarding around the pier or taking lessons in the UK's kite-surfing capital, it's time to get out there!

Water sports are obviously a big pull, with kite and wind-surfing, paddle-boarding and dinghy sailing available to all. Sailors will be in their element, with lots of clubs in the area, along with a number of public marinas, the nearest being The Lady Bee in Shoreham-on-Sea. Coastal rowing is another option, with a regatta held every year.

Having the South Downs on the doorstep means that hiking, cycling and mountain-biking are easily accessible, while there are free timed 5km runs held weekly on Worthing seafront (the Three Forts Challenge ultra-marathon attracts crowds every year).

Kayaking, climbing, orienteering, archery, sub-aqua, shooting and motorsports are also available, with flying lessons on offer at Shoreham Airport. There are rugby, cricket and football teams to cheer on, along with a number of excellent golf courses within easy reach.



Great connectivity—an ideal base for everyone

Worthing's excellent connections make getting about exceptionally easy, whether you're simply heading out for the day or travelling further afield.

With the A27 running from Portsmouth and Chichester in the west to Brighton and Hastings in the east, travelling by car is effortless, while the M3, A3(M), A23 or A24 will have you in London within 120 minutes.

Durrington-on-Sea Station is just over a mile from Columbia House, no more than five minutes by car. Trains run regularly to Brighton, London Bridge and London Victoria, while Southampton, Portsmouth, Chichester and Bognor Regis are equally well served.





The perfect spot for a bit of retail therapy

With over 400 individual stores open for business, shopping in Worthing might surprise you.

While major department stores and high street chains punctuate the town's bustling hub and covered shopping centre, it's the boutique shops and well established family businesses that really sets Worthing apart. Warwick Street is home to the fashionable Griffin, Sneaker Lab and Retro Daisy, whilst Rowlands Road is the place to hunt down antiques at Encore and Reginald Ballum and eclectic décor at Warehouse 13.

Local independent stores offer the freshest quality produce, while there's a popular market every Wednesday morning, plus regular French, Continental and Italian markets throughout the year. Alternatively, pop into one of the many supermarkets (Waitrose and Lidl are both nearby).

Just a little further along the coast, Shoreham-by-Sea offers a quietly different atmosphere, while for designer shopping, Brighton and Chichester are both 30 minutes away and Gunwharf Quays in Portsmouth is less than an hour's travel.

A great choice of places to wine & dine

Crabshack

Marine Parade, Worthing

With a large terrace overlooking the sea, this family-run seafood restaurant and beach bar was recently voted by the Guardian as one of the top places to eat alfresco. Top picks include dressed crab.

Fiordilatte

5-6 Stanford Square, Worthing

Specialising in traditional sourdough pizza baked in a wood-fired oven, Fiordilatte offers an authentic Neapolitan taste sensation. Leave some room for their delicious artisan gelato, including cult favourite dairy-free chocolate sorbet.

The Woods Burger Kitchen

55 Portland Road, Worthing

American-style burgers made from scratch from fresh locally sourced ingredients, washed down with thick shakes, craft beers and a cocktail menu in a funky environment. Vegetarian and vegan options also available.

Finch Bar & Eatery

27 Warwick Street, Worthing

Luxury breakfasts served from 8am, Bloody Marys, Prosecco, a range of Craft Beer, wine and spirits – served inside and out! Opening in 2018 with one goal: providing a tasty, enjoyable dining experience.

Pitch

16 Warwick Street, Worthing

Pitch offers a contemporary mix of modern and classic British food, wines and cocktails. Owned and operated by MasterChef Champion Kenny Tutt, Pitch is located in the heart of Worthing town centre.

Enzo's

4 Graham Road, Worthing

Serving Pizza by the metre, Enzo's is a brand new, authentic Neapolitan Italian restaurant that wants to share a love of Mediterranean cuisine and a laid back lifestyle and outlook.

Spice Thai Kitchen

36 South Farm Road, Worthing

Unassuming family run restaurant offering superbly fragrant Thai flavours.

Malt Café

167 Montague Street, Worthing

In the heart of Worthing. Malt Cafe serves speciality coffee, delicious breakfast, brunch & lunch and cake throughout the day. Open Friday & Saturday evenings for sharing boards and wine.

The Fish Factory

20 Portland Road, Worthing

For a refined culinary experience, where everything is cooked from scratch, The Fish Factory serves up the finest seafood dishes, delicately cooked to perfection following your specifications.





A cultural hub- whatever your taste

Offering the best of international music and performance, Worthing punches well above its weight when it comes to the arts and entertainment.

Home to an eclectic mix of internationally renowned artists, quirky open studios and galleries, not to mention three theatres and one of the oldest working cinemas in the UK, Worthing can give any cultural centre in the south east a run for its money

With its own symphony orchestra, the largest Wurlitzer organ in Europe and a raft of exquisite historic buildings – the Pavilion Theatre on the pier, the Art Deco Connaught Theatre and Cinema and the Grade II listed Assembly Hall – playing host to plays and performances, the town has been a cultural mecca since its Victorian heyday.



Historic costumes and the constantly changing Sculpture Garden are just two of the current highlights at the soon-to-be transformed Worthing Museum & Art Gallery, while the listed buildings and blue plaques are a perfect backdrop to pop-up exhibitions and annual festivals.

Columbia House Specification

Kitchens

- A choice* of Hi-Line style kitchen units by Howdens with soft close kitchen doors and drawers
- Integrated electric hobs, ovens and cooker hoods, Lamona in studio suites and 1 bedroom apartments, Zanussi in 2 bedroom and penthouses
- Integrated fridge/freezer, Lamona in studio suites and 1 bedroom flats, Zanussi in 2 bedroom and penthouses
- Integrated washing machine, Lamona in studio suites and 1 bedroom apartments, Zanussi in 2 bedroom apartments and penthouses
- Glass splash back behind hobs
- 100mm upstands matching kitchen tops
- Lamona monobloc sink mixer taps with lever handle and aerator

Bathrooms

- Fitted shower screens over baths
- Integrated vanity units
- Thermostatic Grohe monobloc bath taps and shower valves
- Chrome tail rails to bathrooms
- Fitted mirrors over wash hand basins

*Each new home
will be finished to the
highest standard*



Columbia House Specification

Electrical/tech

- TV, satellite and FM radio points, plus data points (Cat 6) for Sky Q
- Heating via electric AAA rated radiators that can be controlled via Wi Fi, if desired
- High speed internet connection to all apartments
- Mains powered smoke alarms and heat detectors

General

- Chrome ironmongery
- Each new home will be carpeted throughout except for kitchens, WCs, showers and bathrooms which will have water resistant laminate flooring. There is a choice of three carpet colours*
- Halls will have laminate flooring
- LED downlighters to kitchens and lounges with a stainless steel track lighting fitted to the hallways and bedrooms
- Electric vehicle charging points in the parking area and a residents' car club run for the residents by the management company

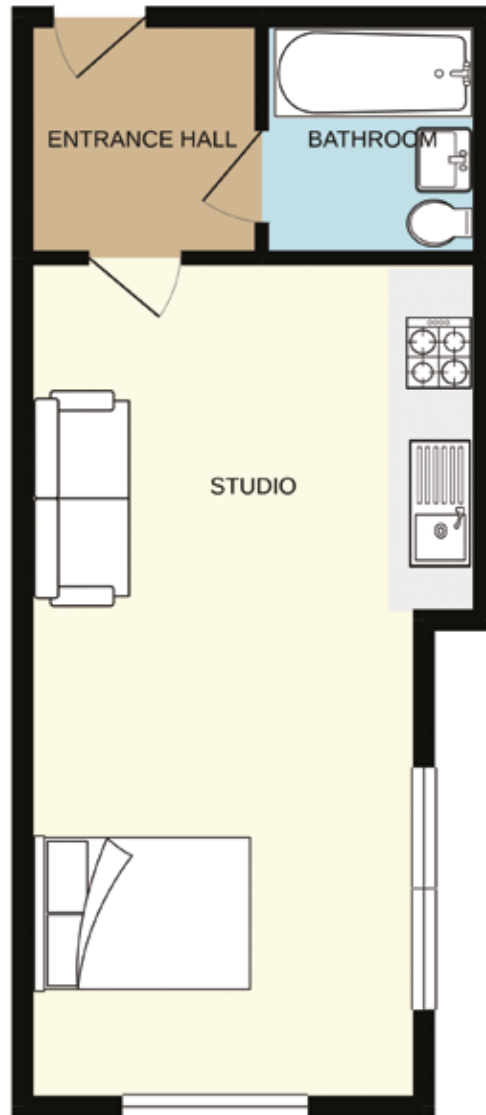
*subject to build stage

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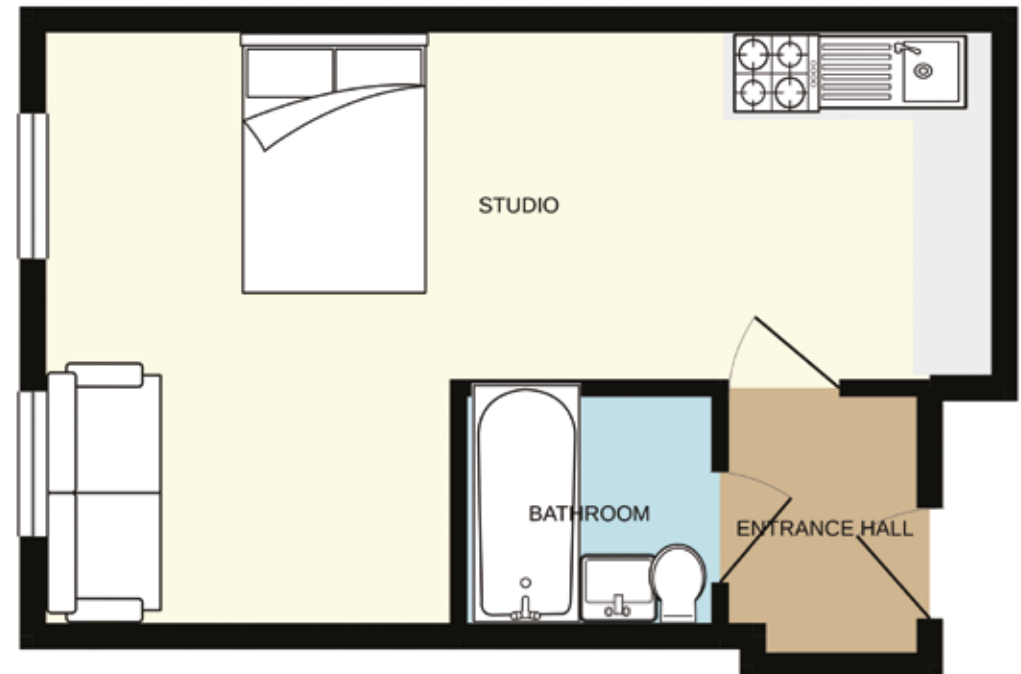


Columbia House

Typical studio apartment layout



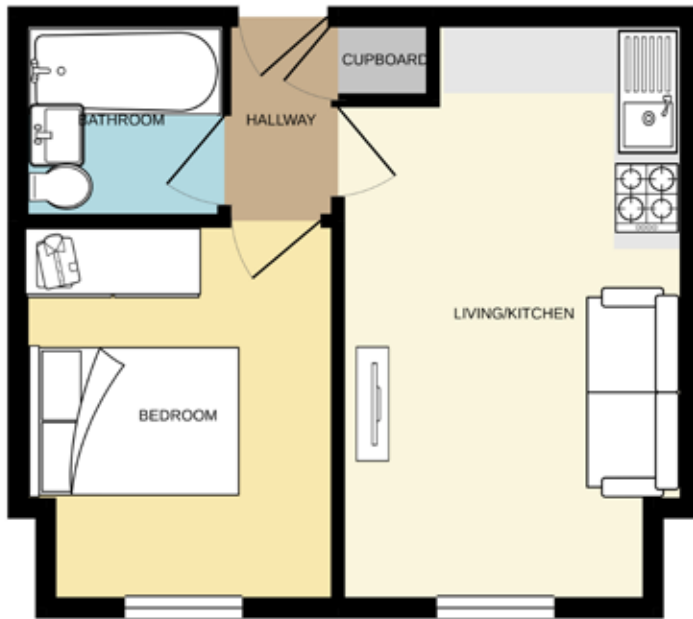
Ground floor
31.8 sq.m. (342 sq.ft.) approx



First floor
34.6 sq.m. (372 sq.ft.) approx

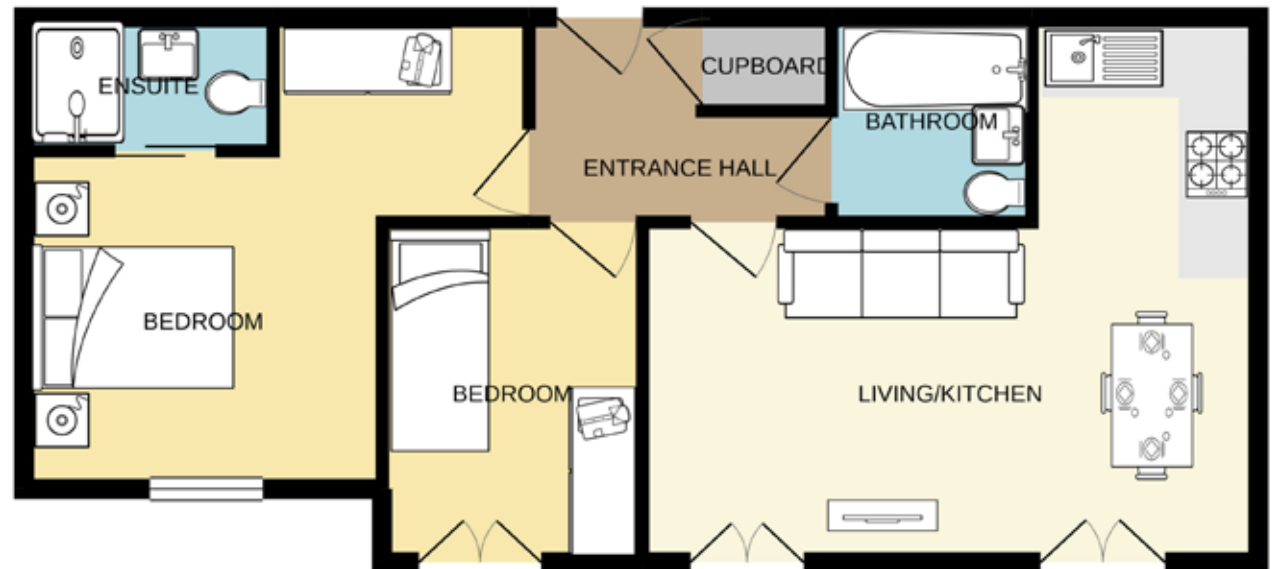
Columbia House

Typical 1 & 2 bed apartment layout



First floor

36.0 sq.m. (388 sq.ft.) approx

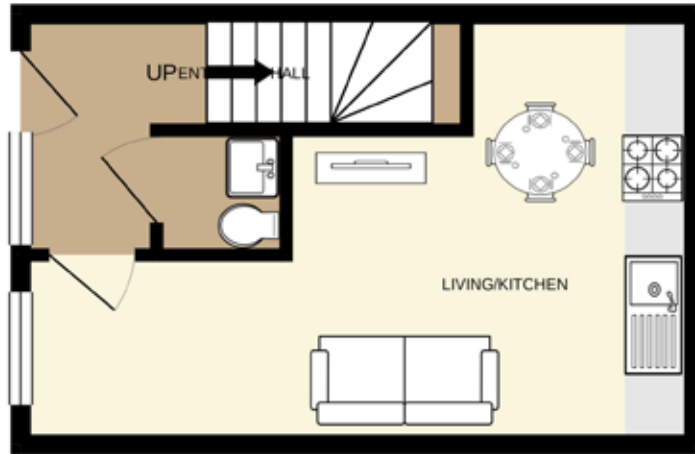


Fifth floor

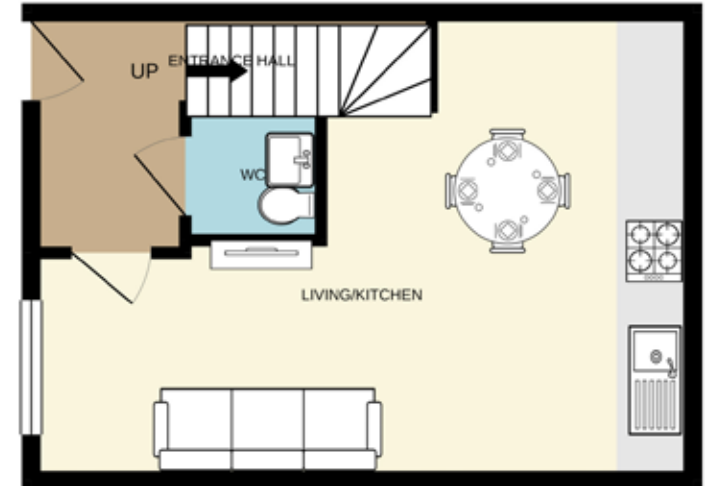
61.0 sq.m. (657 sq.ft.) approx

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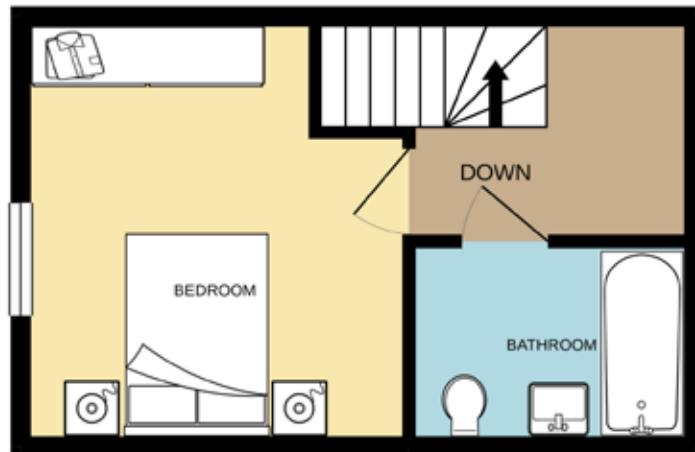
Typical 1 & 2 bed duplex layout



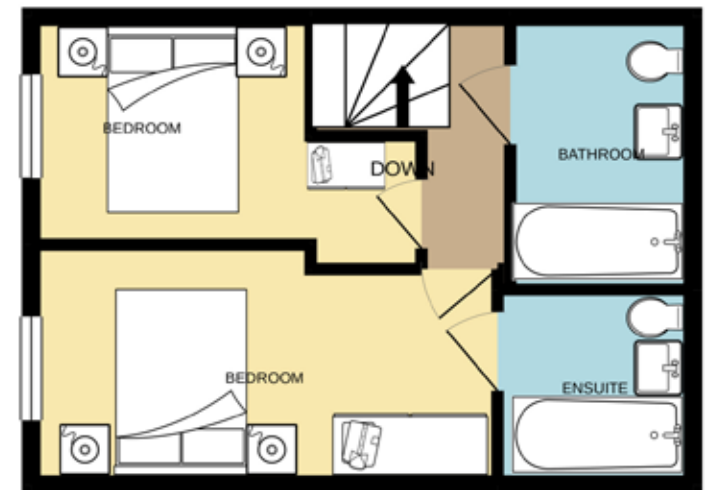
Ground floor



Ground floor



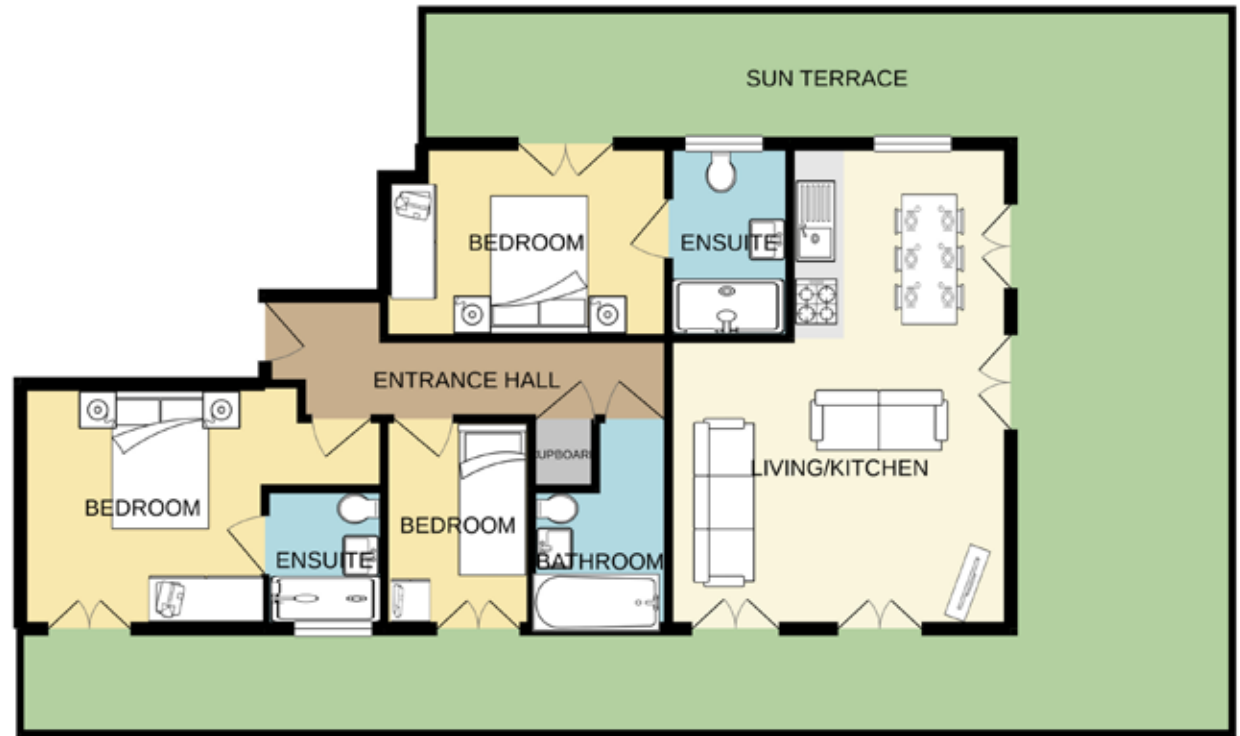
First floor
33.5 sq.m. (361 sq.ft.) approx



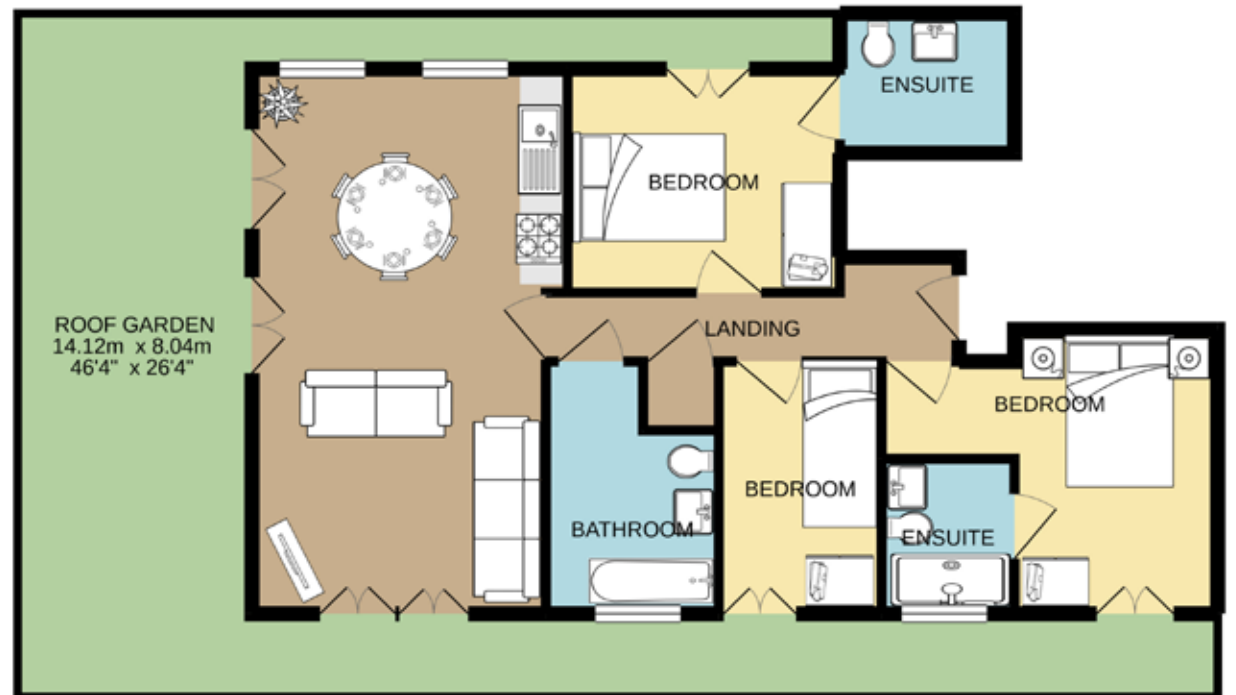
First floor
33.5 sq.m. (393 sq.ft.) approx

Columbia House

Typical 3 bed penthouse layout



Sixth floor
105.0 sq.m. (1130 sq.ft.) approx



Sixth floor
112.0 sq.m. (1206 sq.ft.) approx

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Why buy here?

Stylish living in a landmark location



Easy connectivity to the Capital, West & East coasts



A wide choice of eateries to suit every pocket



Enjoy the relaxed atmosphere of coastal living



Great shopping close by



Lots to do locally – from kite boarding to riding



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Find us

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