



ColumbiaHouse  
WORTHING

Stunning studio suites and 1, 2 & 3 bedroom apartments





# ColumbiaHouse

WORTHING



A stunning selection of  
new homes



Computer generated image for illustrative purposes only



Created from a landmark building  
in a prominent position





An aerial view of a modern, multi-story apartment building with a dark, metallic facade. The building features large glass windows and doors, some of which are illuminated from within, showing interior spaces like a bedroom. A rooftop terrace is visible, furnished with modern outdoor seating, including two armchairs and a low coffee table. Two people are sitting on the terrace, and several large potted plants are scattered around. The building is surrounded by landscaped grounds with trees and other greenery. The overall atmosphere is contemporary and sophisticated.

## 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.



# 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.





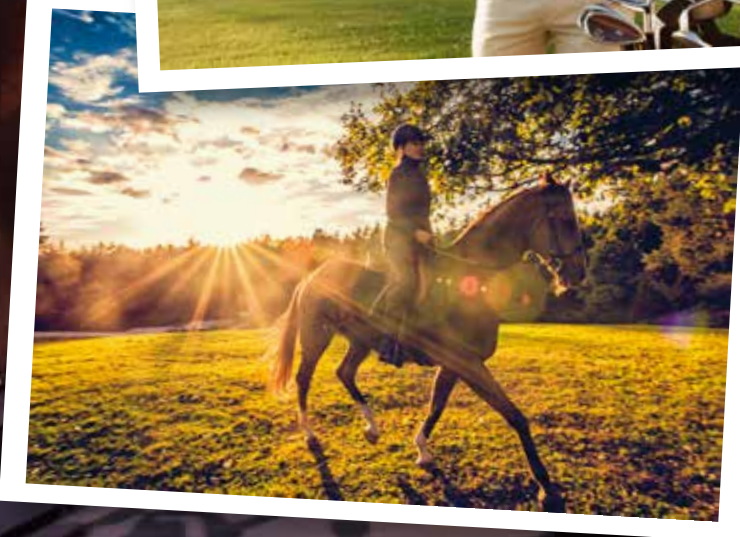
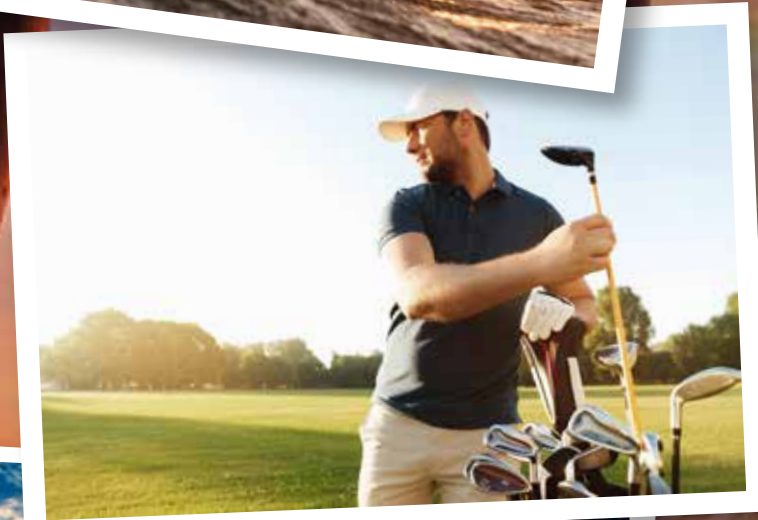
# A location for those with an active lifestyle

**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

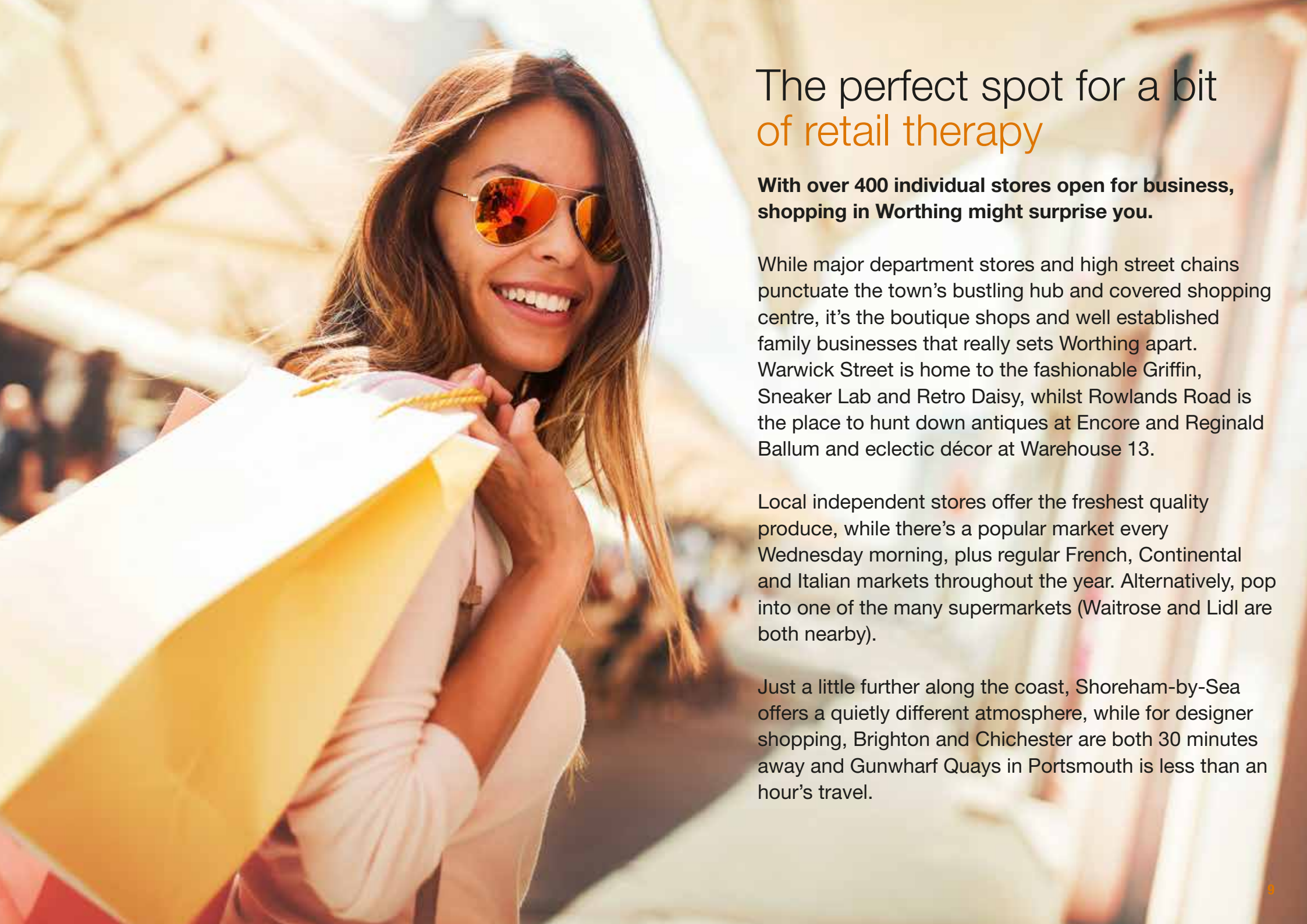
**Worthing's excellent connections make getting about exceptionally easy, whether you're simply heading out for the day or travelling further afield.**

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.

## **Ami Bistro**

### **Rowlands Road, Worthing**

Serving fresh produce, this relaxed and welcoming independent bistro offers a creative alternative to the standardised chains. Their chateaubriand, sea bass and pork belly are highly rated.

## **Food**

### **20 Portland Road, Worthing**

With an impressively luxurious interior featuring a vast central atrium overlooked by split-level balconies, many of Food's clients travel from afar to enjoy the experience. Everything is freshly cooked from scratch, and there's even an on-site bakery.

## **Pinchos y Tapas**

### **4 Graham Road, Worthing**

Established in 1989, Pinchos y Tapas is a Worthing institution. Choose from small dishes prepared to traditional Spanish recipes, authentic paellas, main courses and sizzling platters of meats and vegetables served with tortillas.

## **Spice Thai Kitchen**

### **36 South Farm Road, Worthing**

Unassuming family run restaurant offering superbly fragrant Thai flavours.







## 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 rail 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

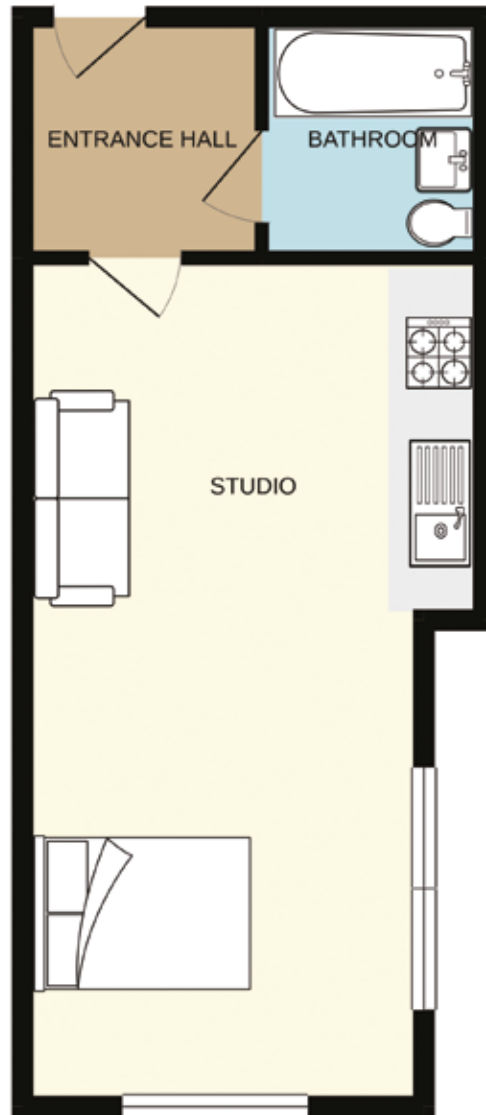
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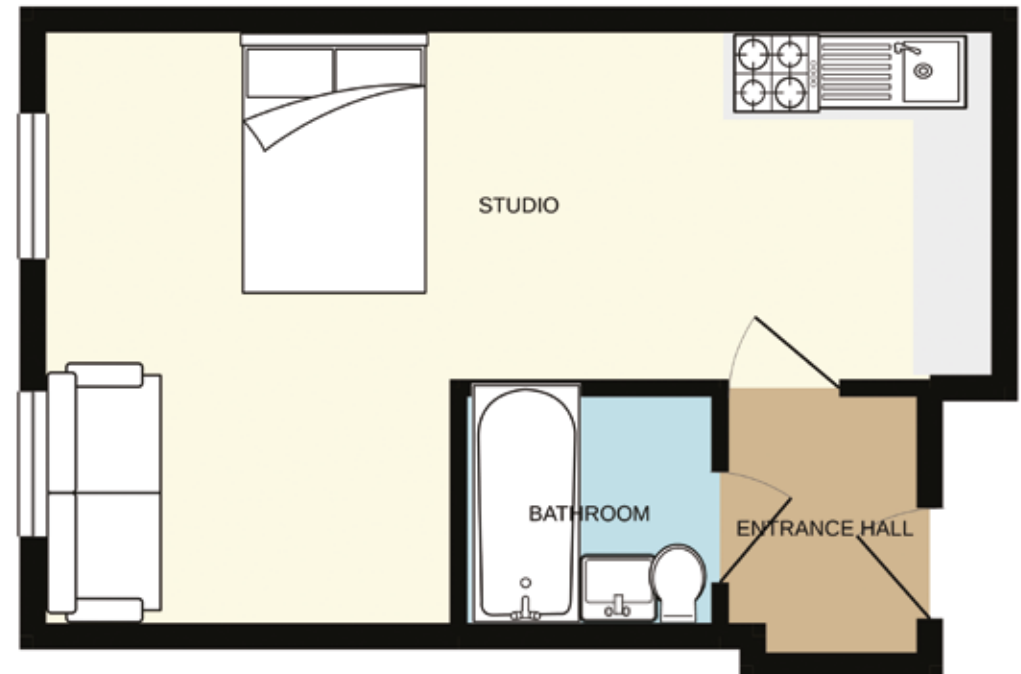


# Columbia House

## Typical studio apartment layout



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

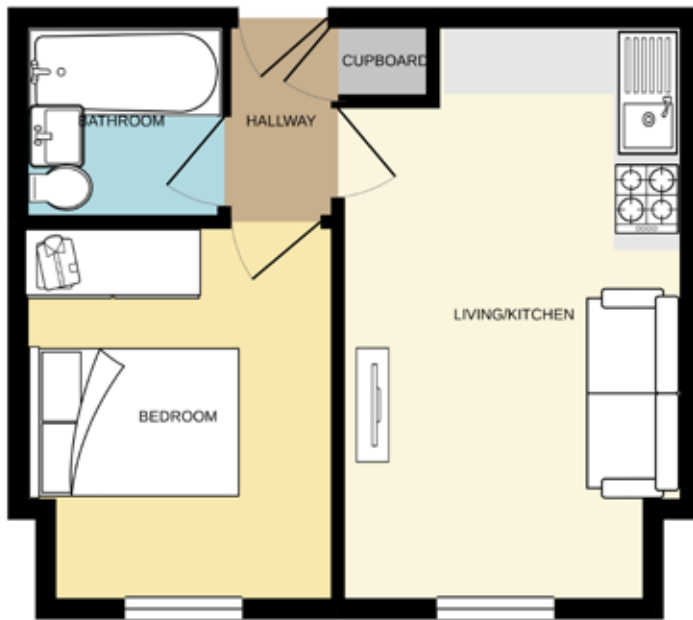


Floor Name  
34.6 sq.m. (372 sq.ft.) approx



# Columbia House

## Typical 1 & 2 bed apartment layout



Fifth floor

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



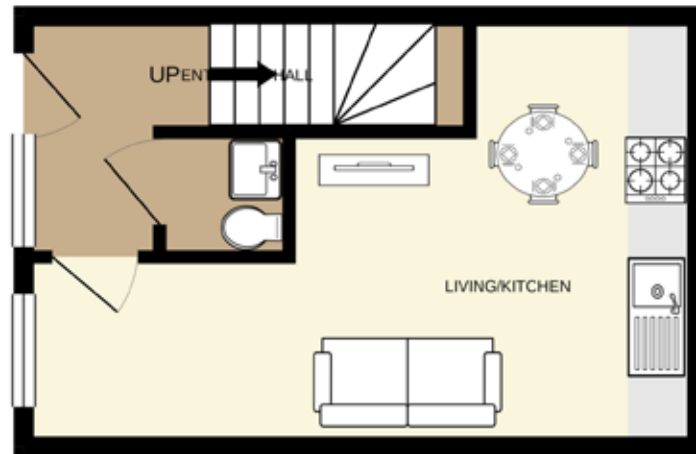
Fifth floor

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

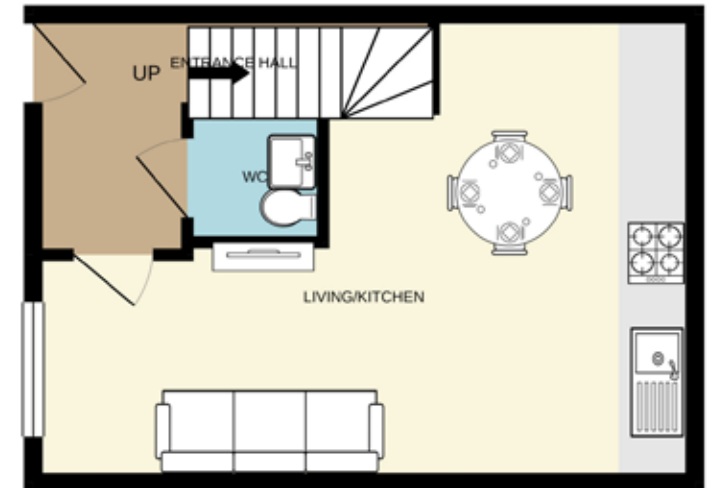


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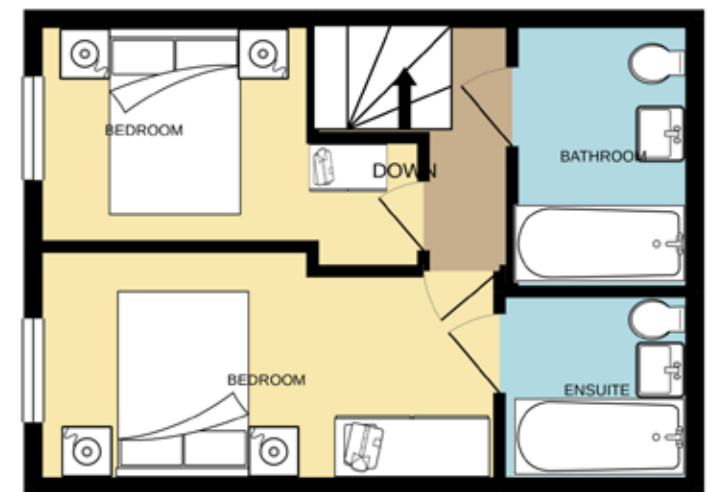
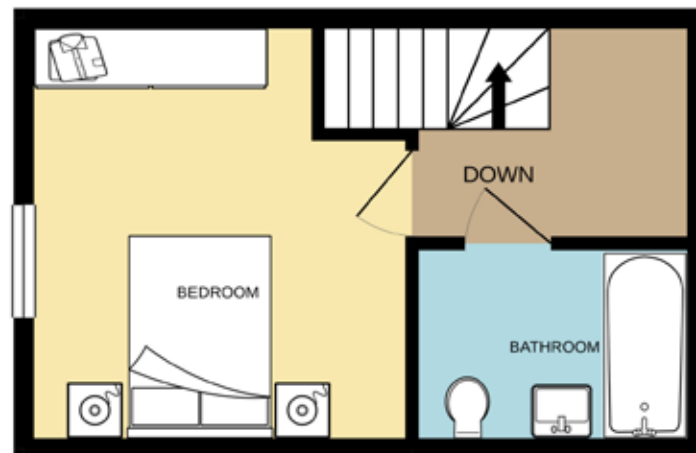
## Typical 1 & 2 bed duplex layout



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



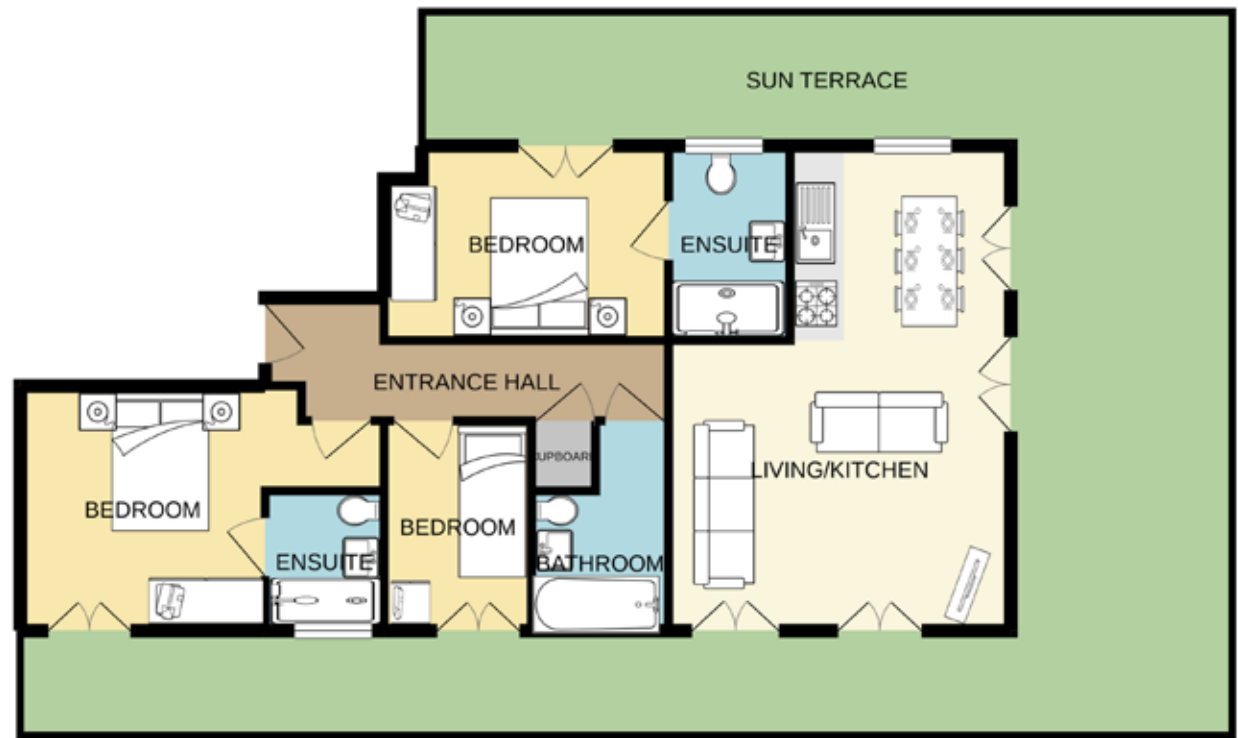
First floor  
33.5 sq.m. (393 sq.ft.) approx



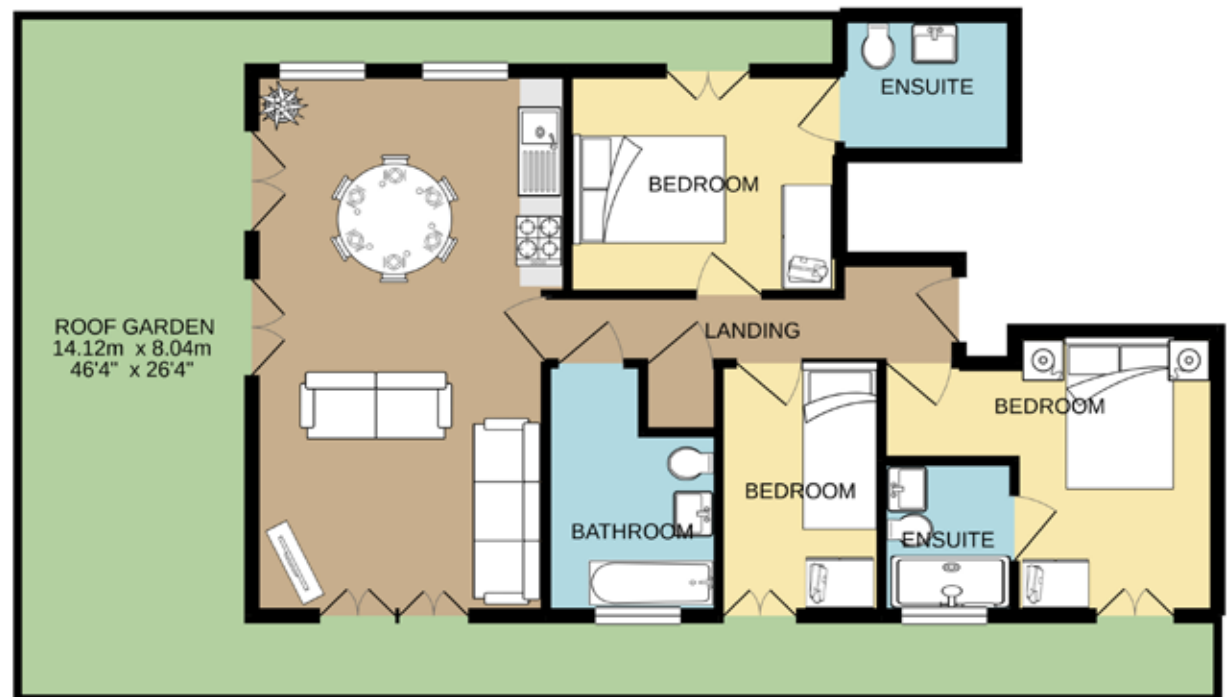


# Columbia House

## 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



# Columbia House

## 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





# Columbia House

## Find us

Columbia House  
Columbia Drive  
Worthing  
BN13 3HD

[www.columbiahouseworthing.com](http://www.columbiahouseworthing.com)





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