

*Life's great when you have your own space*



  
**JUBILEE**  
GARDENS  
PAGHAM, WEST SUSSEX









# Contemporary living

An exceptional collection of individually designed homes in the picturesque village of Pagham, West Sussex.

Southern Space is offering a selection of three, four and five-bedroomed houses set in the tranquil location of Jubilee Gardens in the coastal village of Pagham, on the edge of the South Downs National Park.

At the forefront of energy efficiency and build quality, there's a home at Jubilee Gardens to suit everyone, from first-time buyers, to couples and families.

We work hard to ensure that every detail is realised to provide you with a home that is truly your own unique space.

  
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# Everyday life

Enjoy being part of a thriving community, feel at home in an historic coastal village.

With its origins in the 13th century as an ancient harbour settlement, Pagham is a village with a strong historical heritage. This combines to provide a mix of old and new where you'll find 18th century inns and historic buildings alongside a bustling general store, village hall and recreation ground, as well as an excellent primary school located within the parish of Nyetimber. A little over four miles north, a variety of shops, restaurants and pubs, a cinema and supermarket, make up the thriving old Roman town of Chichester.

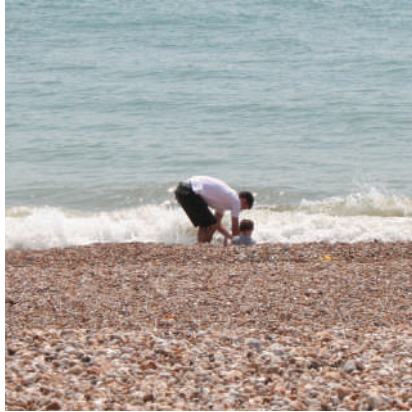
The surrounding beaches and open farmland provide a haven for wildlife and are renowned for their wind-swept beauty. Woodland walks, cycling and horse-riding are among the many activities to be enjoyed in and around Pagham. Further afield is the famous Goodwood Estate, home of some of the UK's best motorsport and horse-racing, providing a fantastic day out, right on your doorstep.

The stylish new homes at Jubilee Gardens offer a fantastic quality of life. Those seeking clean air, idyllic coastal walks and a thriving community need look no further, you've found your home.



Chichester Cathedral





## Ideal location

For a location steeped in history, with peaceful walks, an unspoilt seashore and life on an exclusive estate, Jubilee Gardens is the place to live.

A West Sussex sea-front village on the edge of the South Downs National Park, Pagham lies within an area of outstanding natural beauty, with an historic harbour, surrounded by land of national importance for both flora and fauna.

Comprising three main areas, the village incorporates the beautiful shoreline area of Pagham Beach, a house-lined beach developed in the early 20th century, alongside the older parts of the village, together with the parish of Nyetimber, originally a separate village now incorporated into Pagham.

Pagham is located close to three excellent transport routes: the A27 east-west route from Brighton to Portsmouth, the A29 north, via Bognor Regis, and the A24/A264 via Worthing, connecting to the M23 and the national motorway network beyond. Rail commuters can benefit from regular train services from the nearby towns of Chichester and Bognor Regis, running directly to Crawley, Gatwick, Portsmouth, London Victoria and London Bridge stations.

“combining a mix of old and new with 18th century inns and historic buildings alongside a bustling general store, village hall and recreation ground”

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# Select development

Jubilee Gardens offers individually designed homes to suit today's modern lifestyles.

Southern Space works closely with its development partners to ensure that every attention to detail is maintained, providing you with a home to call your own.

The homes at Jubilee Gardens are at the forefront of energy efficiency and build quality, meeting all building requirements to make sure your home is not just striking in its design, but comfortable and secure to live in as well.

We undertake each project with the same degree of enthusiasm, maintaining a high level of quality and standards. This commitment is recognised with each home receiving its National House-Building Council-backed ten-year warranty.





## An eye for detail

With modern living in mind, these homes are designed to meet the needs of your lifestyle, whatever that may be.

When you're investing in a new home you expect the highest standards in quality and design. At Southern Space we pride ourselves on working at the forefront of cutting-edge design. Every detail, from the soft-close drawers in your kitchen to the chrome heated towel rail in your bathroom has to be just right.

Kitchens are planned to optimise the space and proportions of the rooms and are cleverly designed by the manufacturer to ensure the best use of space. Bathrooms are contemporary and bright with high quality fittings and the added benefit of en suite facilities to the master bedrooms.

We're confident that our dedicated team of experts will have created a home you can be proud of.

“at the forefront of cutting-edge design, every detail has to be right, and just right for you”

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# Personal space

At Jubilee Gardens you'll find a home designed to the highest standard and that's kind to the environment too.

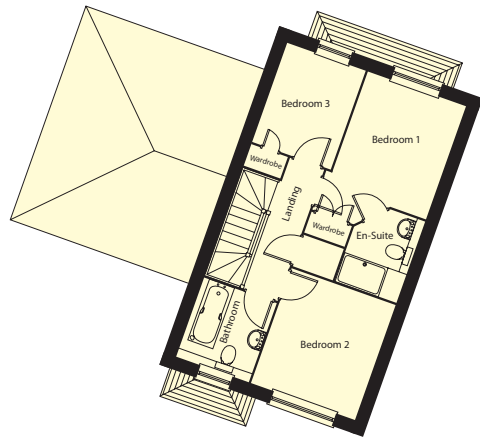
Smart modern interiors are a feature of all the homes at Jubilee Gardens. Details include fitted kitchens and stylish white bathrooms with chrome fittings.

A number of eco-friendly features makes it easy to live a greener lifestyle. High standards of insulation, energy efficient lighting, heating and kitchen appliances, dual-flush WCs and low-flow taps encourage the conservation of water and energy. Good for your bills and good for the environment too.



  
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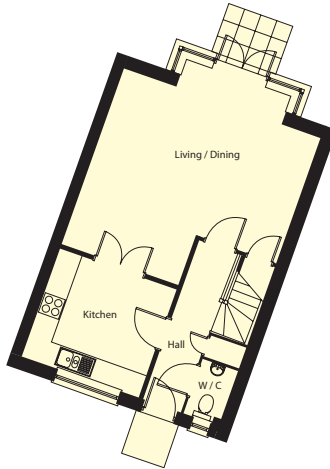
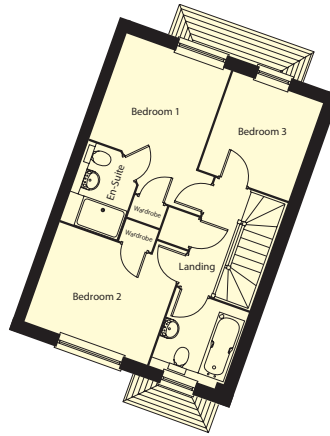




### House 1

3 Bedroom House  
90.03 sqm (969 sqft)

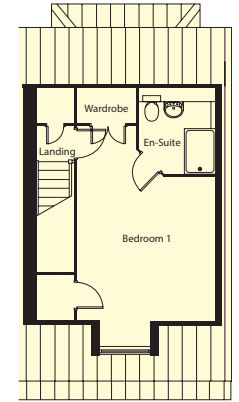
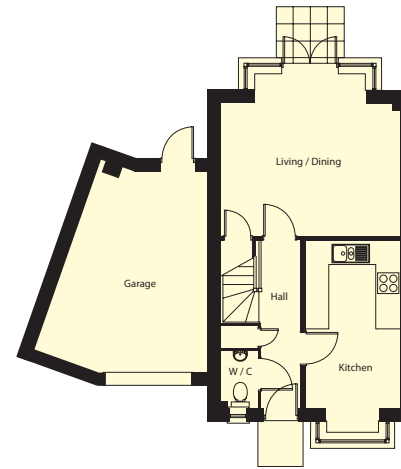
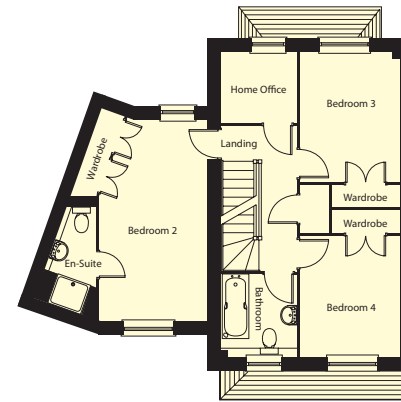
Kitchen	3.00 x 2.74m	(9'10" x 9')
Bedroom 1	3.16 x 2.73m	(10'4" x 8'11")
Bedroom 2	3.20 x 2.89m	(10'6" x 9'6")
Bedroom 3	2.76 x 2.19m	(9' x 7'2")



### House 2

3 Bedroom House  
90.03 sqm (969 sqft)

Kitchen	3.24 x 3.00m	(10'8" x 9'10")
Bedroom 1	2.93 x 2.92m	(9'7" x 9'7")
Bedroom 2	3.42 x 2.76m	(11'2" x 9'1")
Bedroom 3	2.72 x 2.49m	(8'11" x 8'2")

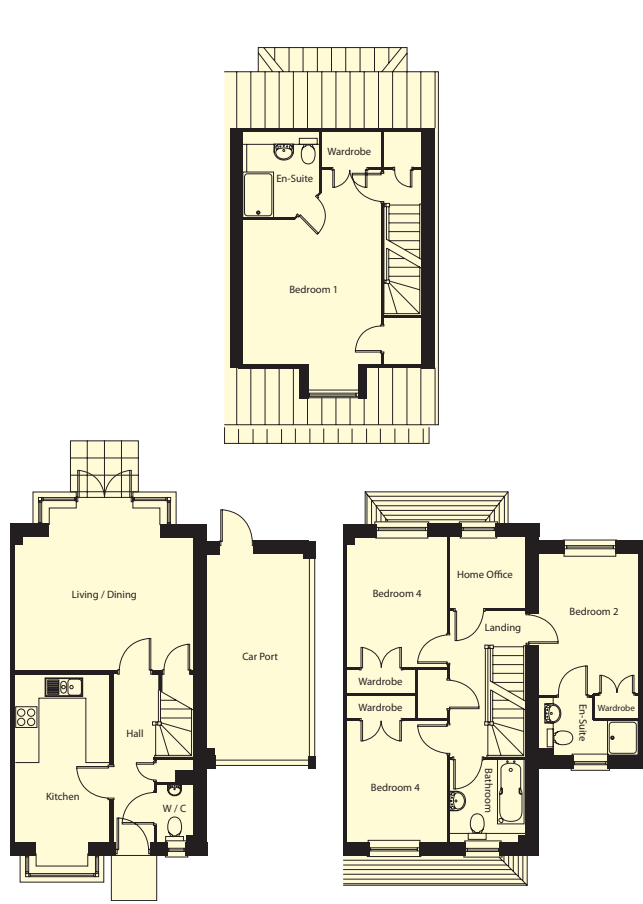


### House 3

4 Bedroom House with Home Office  
126.8 sqm (1365 sqft) to 1.5m restrictive ceiling

Kitchen/Breakfast	4.40 x 2.47m	(14'5" x 8'1")
Bedroom 1	3.82 x 3.65m	(12'6" x 11'11")
Bedroom 2	5.30 x 2.84m	(17'4" x 9'4")
Bedroom 3	3.44 x 2.64m	(11'3" x 8'8")
Bedroom 4	3.19 x 2.64m	(10'6" x 8'8")
Home Office	1.99 x 1.86m	(6'6" x 6'1")



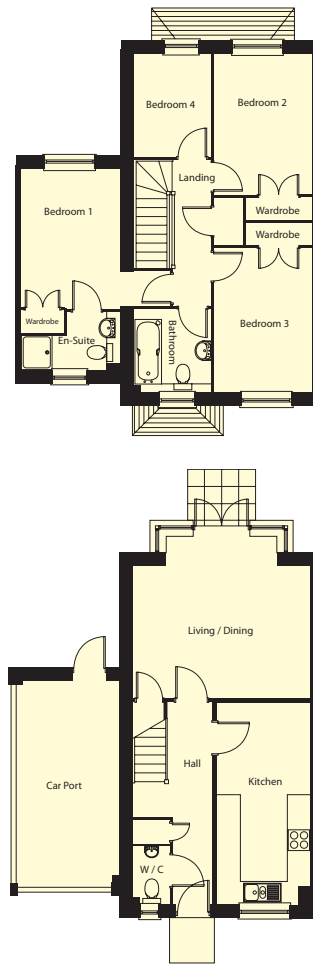


### House 4

4 Bedroom House with Home Office

120.75 sqm (1300 sqft) to 1.5m restrictive ceiling

Kitchen/Breakfast	4.40 x 2.47m	{14'5" x 8'1"}
Bedroom 1	3.82 x 3.64m	{12'6" x 11'11"}
Bedroom 2	3.71 x 2.59m	{12'2" x 8'6"}
Bedroom 3	3.44 x 2.64m	{11'3" x 8'8"}
Bedroom 4	3.19 x 2.64m	{10'6" x 8'8"}
Home Office	1.99 x 1.86m	{6'6" x 6'1"}

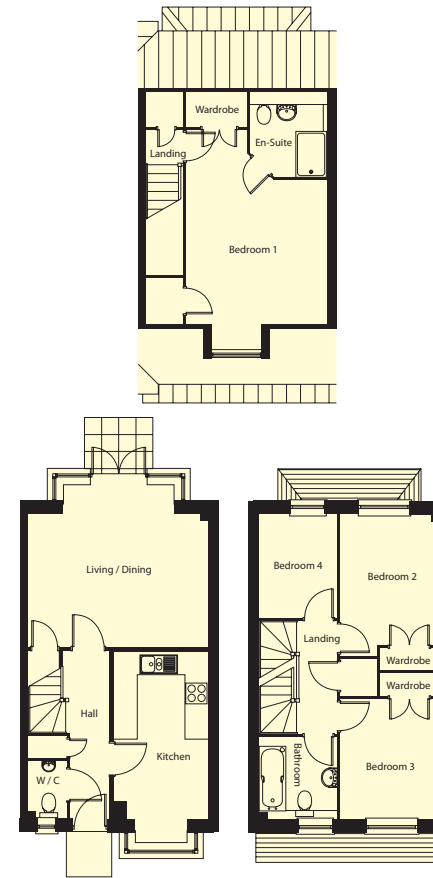


### House 5

4 Bedroom House

102.18 sqm (1100 sqft)

Kitchen/Breakfast	5.30 x 2.44m	{17'4" x 8'}
Bedroom 1	3.71 x 2.59m	{12'2" x 8'6"}
Bedroom 2	3.72 x 2.59m	{12'2" x 8'6"}
Bedroom 3	3.81 x 2.59m	{12'6" x 8'6"}
Bedroom 4	2.72 x 2.02m	{8'11" x 6'7"}



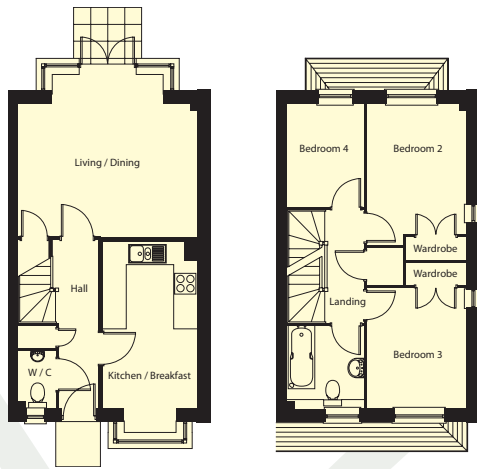
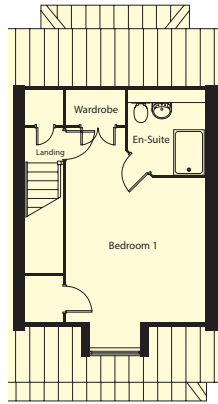
### House 6

4 Bedroom House

104.98 sqm (1130 sqft) to 1.5m restrictive ceiling

Kitchen/Breakfast	4.40 x 2.47m	{14'5" x 8'1"}
Bedroom 1	3.82 x 3.70m	{12'6" x 12'1"}
Bedroom 2	3.45 x 2.61m	{11'4" x 8'7"}
Bedroom 3	3.18 x 2.61m	{10'5" x 8'7"}
Bedroom 4	2.72 x 2.07m	{8'11" x 6'9"}



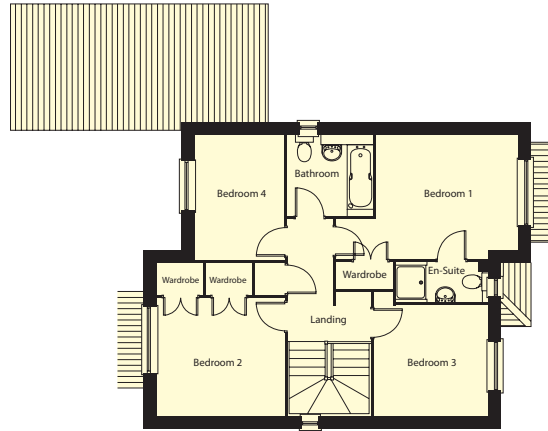


### House 7

4 Bedroom House

104.98 sqm (1130 sqft) to 1.5m restrictive ceiling

Kitchen/Breakfast	4.40 x 2.45m	(14'5" x 8')
Bedroom 1	3.82 x 3.64m	(12'6" x 11'11")
Bedroom 2	3.45 x 2.62m	(11'4" x 8'7")
Bedroom 3	3.18 x 2.62m	(10'5" x 8'7")
Bedroom 4	2.72 x 2.02m	(8'11" x 6'8")

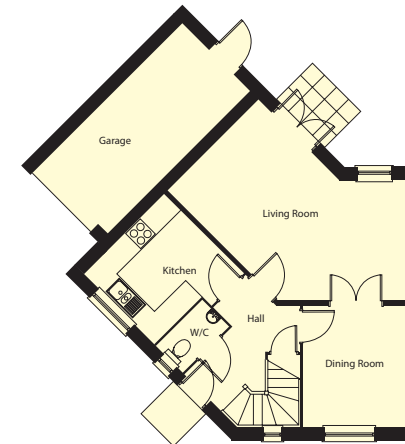
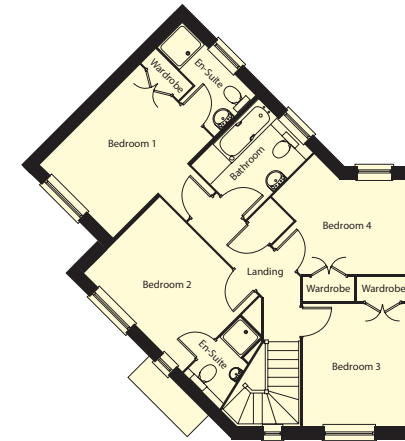


### House 8

4 Bedroom Detached House with family room

128.97 sqm (1388 sqft)

Kitchen/Breakfast	4.01 x 3.30m	(13'2" x 10'10")
Bedroom 1	3.75 x 3.26m	(12'3" x 10'8")
Bedroom 2	3.38 x 3.11m	(11'1" x 10'2")
Bedroom 3	3.02 x 2.91m	(9'11" x 9'6")
Bedroom 4	3.30 x 2.38m	(10'10" x 7'9")



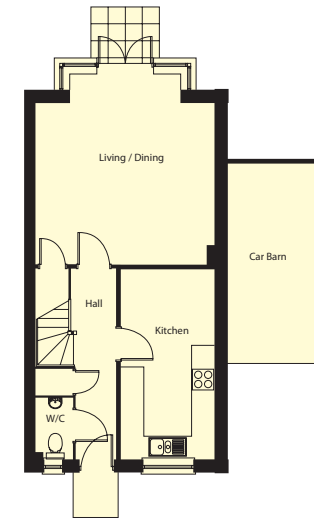
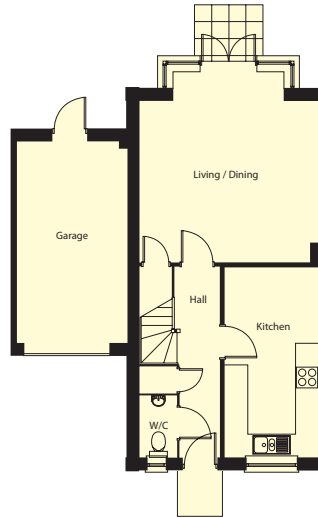
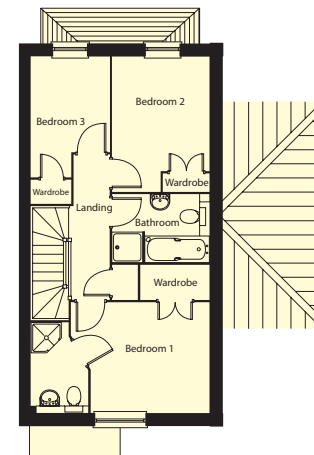
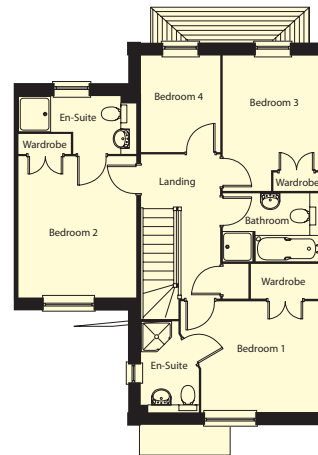
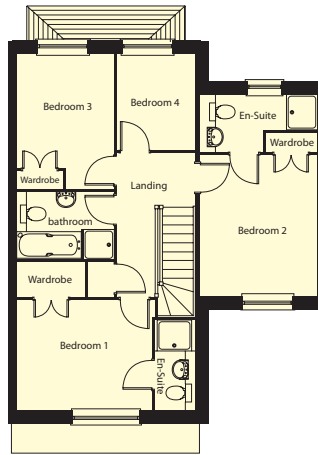
### House 9

4 Bedroom House

112.82 sqm (1214 sqft)

Kitchen	2.97 x 2.61m	(9'9" x 8'7")
Bedroom 1	3.71 x 2.70m	(12'2" x 8'10")
Bedroom 2	3.66 x 2.81m	(12' x 9'2")
Bedroom 3	3.21 x 2.82m	(10'6" x 9'3")
Bedroom 4	2.51 x 1.85m	(8'3" x 6'1")





### House 10

4 Bedroom House

108.54 sqm (1168 sqft)

Kitchen/Breakfast	5.00 x 2.45m	(16'4" x 8')
Bedroom 1	3.55 x 2.91m	(11'8" x 9'6")
Bedroom 2	3.71 x 3.08m	(12'2" x 10'1")
Bedroom 3	3.01 x 2.55	(9'10" x 8'4")
Bedroom 4	2.53 x 2.06m	(8'4" x 6'9")

### House 11

4 Bedroom House

106.38 sqm (1145 sqft)

Kitchen/Breakfast	5.00 x 2.44m	(16'4" x 8')
Bedroom 1	3.13 x 2.91m	(10'3" x 9'6")
Bedroom 2	3.71 x 3.08m	(12'2" x 10'1")
Bedroom 3	3.56 x 2.56m	(11'8" x 8'5")
Bedroom 4	2.51 x 2.07m	(8'3" x 6'9")

### House 12

3 Bedroom House

89.29 sqm (961 sqft)

Kitchen/Breakfast	5.00 x 2.45m	(16'4" x 8')
Bedroom 1	3.13 x 2.91m	(10'3" x 9'6")
Bedroom 2	3.56 x 2.56m	(11'8" x 8'5")
Bedroom 3	2.51 x 2.07m	(8'3" x 6'9")



# Living space

We know that it's the little things that make all the difference!

## Kitchen

- Desirable fitted kitchens
- Granite work surfaces with up stands and glass splash backs
- Lomona Stainless steel integrated oven, gas hob and glass extractor hood (Selected plots double ovens)
- Stainless steel one half bowl sink with mono bloc mixer tap
- Fully fitted integrated fridge-freezer / dishwasher /washer-dryer
- Ceramic floor tiles

## Interior decoration

- Factory finished internal doors in grained oak with chrome door furniture
- Softwood staircase with painted spindles and oak wood matching handrails
- Smooth ceilings in matt brilliant white, walls in matt stone, joinery in gloss brilliant white
- Wardrobes in grained oak laminate with hanging chrome rail

## Bathrooms

- White Ideal standard Playa sanitary ware with Alto chrome taps
- Dual fuel chrome towel rail
- Glass shower screen on bath edge (select plots with separate shower trays)
- Ceramic wall tiles – full length behind bath and showers and half height to walls with appliances
- Shaver point
- Extractor fan to ceiling
- Ceramic floor tiles

## Heating, lighting, safety and security

- Wired for alarm system
- Wiring for terrestrial television and sky satellite TV, aerial /dish not supplied
- Pumped hot water heating system
- Low voltage down lighters
- BT points in lounge and main bedroom
- Mains smoke alarm

## External finishes

- Stock bricks and machine made clay tiles
- UPVC double glazed windows for your comfort
- Front door in GRP wood effect finish
- Garages to some plots and open fronted car ports to others
- External Low energy lamp to front and rear
- External tap

## Landscaping

- Landscaped front gardens with turfed rear gardens and close boarded fencing to all boundaries

## Customer care

- 10 - year NHBC Warranty
- Southern Space 'Your Space / My Space' customer care team



# Lineage

## Life's great when you have your own space

Our mission of 'Unlocking the potential of people and places' unites the organisation behind a common set of qualities and objectives. The values underpinning our mission statement are to be progressive, inclusive, responsible and reliable.

The group's social and economical regeneration work is undertaken to improve the lives of residents in the communities where we build and manage homes. It provides tangible evidence of the group's commitment to building sustainable communities.

Southern Space Ltd, a wholly owned subsidiary of Southern Housing Group, charitably donates all profits back to the group to ensure that investing in people and communities is as important as building homes, and this philosophy has informed our activities for over 100 years.



## Our environmental heritage

### Meeting the challenges of sustainable housing.

Southern Space is committed to providing the most energy efficient homes available through modern methods of construction. This is achieved in our homes by generously designed spaces incorporating natural light, energy efficiency and sound insulation.

We have sourced numerous construction methods through the Code for Sustainable Homes, a national standard, to become more green and energy efficient in achieving CO<sup>2</sup> reduction from renewable resources. It is our aim to work within the guidelines of the Commission for Architecture and the built environment to deliver the minimum carbon footprint possible through advanced building technology.

Southern Space is prepared to meet the Government's target for zero-carbon homes by 2016 by being more aware of regional energy strategies, listening to local development frameworks and adhering to the Building Research Establishment's environmental assessment method, a voluntary measurement rating for green buildings.





Jubilee Gardens  
 Pagham  
 Bognor Regis  
 West Sussex  
 PO21 4PU

**By road**  
 Bognor Regis Station  
 and Centre: 3.5miles (10mins)

Portsmouth Centre:  
 24miles (40mins)

A27: 5miles (10mins)

**By rail**  
 Portsmouth: 50mins

Worthing: 50mins

London Waterloo: 1hr 40mins



To find out more about Southern Space simply scan the QR code with the reader on your SmartPhone. If you don't have a reader you can download one for free from your favourite online app store.



The National Home Builders Council independently surveyed the property during the course of construction and on completion issued a NHBC Buildmark Warranty.



Free quote from Bishops Move to assist you in an effortless move.  
 Telephone: 0800 107 8422.  
 Promo code: SSLKH 2012



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Agents details:



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