

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA 50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



James & James Estate Agents are delighted to bring to the market this 18th Century home believed to have once belonged to the notorious John Oliver ,a miller, who was born in Worthing around 1709 and is thought to have had dealings with or led a band of local smugglers. His tomb now sits at the top of Highdown.

This home dates back to 1759. Holly Cottage is one of Ferring's most historic period homes in the very heart of the village.

The cottage sits on a corner site opposite the Medieval church of St Andrews. There are mature gardens on three sides benefitting from well stocked and managed borders that provide a stunning display during the Spring and Summer. A mature Wisteria decorates the side elevation. A vegetable patch and new potting shed are found towards the rear of the plot. There is also a detached garage with a pitched tile roof and window offering further versatility and possible development options, subject to the normal planning procedures. A gravel driveway to the side provides ample off road parking.

Steeped in the history of a bygone era this wonderful 18th Century cottage with its exposed beams, original brickwork, sash windows and predominantly flint construction has been tastefully modernised to create an elegant harmony between the old and new. It will make a wonderful and unique home for anyone wishing to live in this very desirable coastal West Sussex location.

Please contact the sellers sole agents to arrange a private viewing.

Grade II listed so EPC exempt























Reception room 23'8 x 14'11 (7.21m x 4.55m)

Sitting room 14'8 x 11'7 (4.47m x 3.53m)

Shower room 8'0 x 7'7 (2.44m x 2.31m)

Utility room 12'10 x 7'5 (3.91m x 2.26m)

Kitchen/breakfast room 15'1 x 13'9 (4.60m x 4.19m)

Stairs to first floor landing

Bedroom one 15'0 x 13'0 (4.57m x 3.96m)

Shower room 8'4 x 7'5 (2.54m x 2.26m)

Bedroom two 15'0 x 9'1 (4.57m x 2.77m)

Bedroom three 15'7 x 8'11 (4.75m x 2.72m)

Bedroom four 12'1 x 10'10 (3.68m x 3.30m)



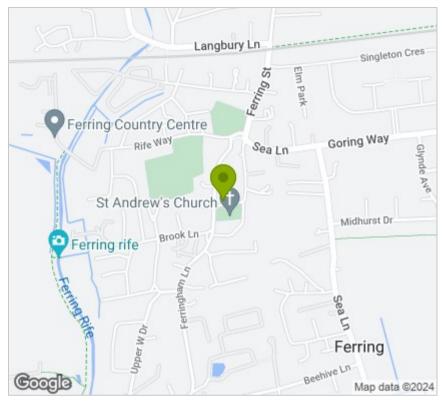




Floor Plan

Sitting Room 4.46m x 3.54m (14'8" x 11'7") Bedroom 4.58m x 2.78m (15' x 9'1") Shower Room 2,53m (8'4") x 2.27m (7'5") ma Room 3.91m x 2.27m (12'10" x 7'5") Room 2.43m x 2.32m (8' x 7'7") Eaves Landing Kitchen/Breakfast Reception Room 7.22m x 4.55m (23'8" x 14'11") Bedroom 4.75m x 2.71m (15'7" x 8'11") Bedroom 4.58m x 3.96n (15' x 13') Bedroom 3.68m x 3.31m (12'1" x 10'10") First Floor **Ground Floor** Total area: approx. 164.7 sq. metres (1772.9 sq. feet) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-stat This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







