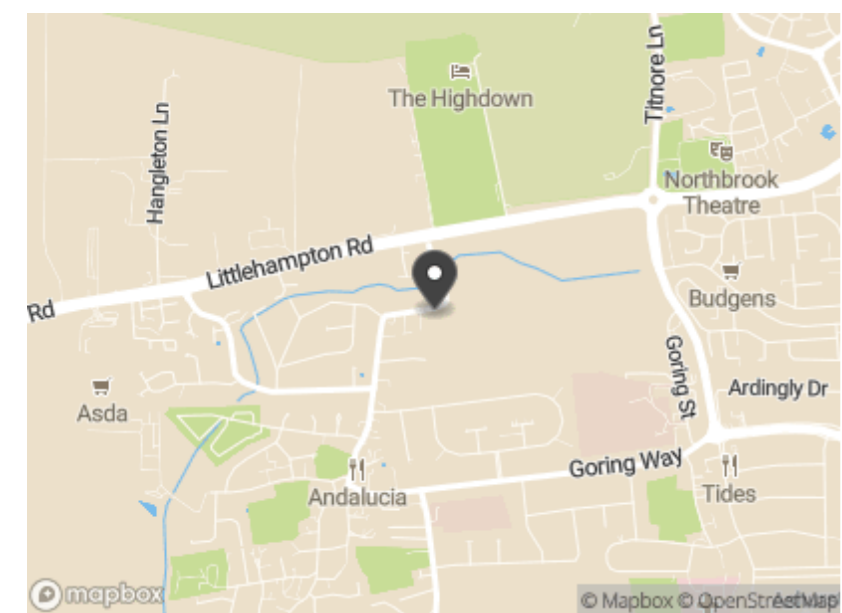
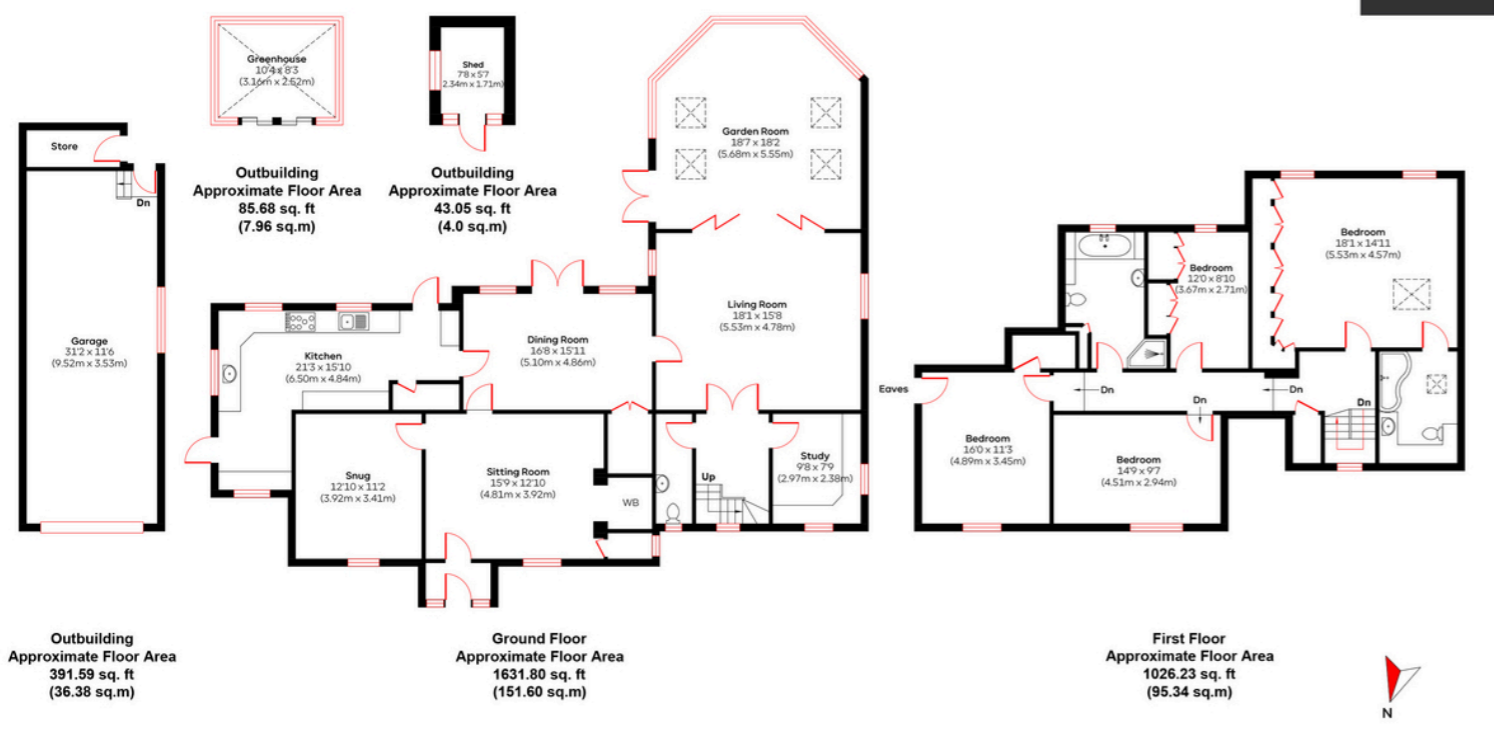




Love life, live property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FERRING LANE
 Approx. Gross Internal Floor Area (Excluding Garage and Outbuilding) 246.94 sq. m / 2658.03 sq. ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Franklands Green Cottage, 34 Ferring Lane, Worthing BN12 6QT

- Rare Opportunity To Acquire Exceptional And Characterful Detached Family Residence
- Sympathetically Modernised Period Home Dating Back To Mid-17th Century
- Versatile Accommodation Including Family Room Dining Room Sitting Room And Study
- Stunning Garden Room With Tiled Floor

£1,250,000

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 305 Goring Road | Worthing | BN12 4NX

A rare opportunity to acquire an exceptional and characterful six reception room detached family residence, seamlessly blending modern refinement with heritage charm. Believed to date back to the mid-17th century,



Meet the team

Chris Trott Director	Sean Smyth Director	Phil Cole Director	Chris Stephens Head of Land & New Homes	Richard Davis Senior Sales Consultant	Charlie Cole Operations & Admin	Connor Hendrie Property Consultant	Catherine McCabe Lettings Coordinator	Phil Smith Mortgage & Protection Advisor



Franklands Green Cottage.

A rare opportunity to acquire an exceptional and characterful detached family residence, seamlessly blending modern refinement with heritage charm. Believed to date back to the mid-17th century, this distinctive home featured on Escape To The Country and has been thoughtfully and sympathetically modernised, whilst retaining a wealth of original features including exposed beams, timbers and an impressive Sussex beehive-style fireplace.

The generously proportioned accommodation with six reception rooms offering versatility and flow, comprising a welcoming family room with log burner and drinks store, elegant dining room with double doors leading to the South facing rear garden, comfortable sitting room with large bi-fold doors leading to the Garden room with tiled floor and doors leading to the rear garden ideal for both everyday living and entertaining creating a seamless indoor-outdoor living experience, To the front of the property is study. At the heart of the home lies a well-appointed kitchen/breakfast room with a range of cupboards and drawers, fitted dishwasher and Range style cooker. There is an ideal utility area with space for washing machine & tumble drier. The ground floor cloakroom benefits from a low level WC, wash hand basin with built in towel rail and a bespoke stain glass window.

Upstairs, the property provides four double bedrooms, including a superb principal suite with a range of fitted wardrobes & en-suite bathroom comprising of a panel enclosed bath with shower over, wash hand basin & WC. The family bathroom serving the remaining bedrooms comprises of a panel enclosed bath, separate walk in shower cubicle, wash hand basin & WC.

Externally, the gardens are of a particularly good size, offering a peaceful and private setting with a range of various well stocked and mature plant & shrubs borders with attractive views backing onto open farmland. There is a timber built shed with power. There is a paved area ideal for entertaining with lighting and power points. Further benefits include a double-length garage having light and power with electric door, log store and off-road parking for multiple vehicles.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services do not imply they are necessarily in working order or fit for purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold, including any management costs, status of the property and any fixtures and fittings.

