



Holly Cottage  
Church Lane  
Ferring  
Worthing  
BN12 5HN



01243 940940 | [barnham@pegasusproperties.co.uk](mailto:barnham@pegasusproperties.co.uk)  
[www.pegasusproperties.co.uk](http://www.pegasusproperties.co.uk)







4 Bedroom Detached Cottage  
£875,000 Freehold



## Floor Plan:

- Stunning period property
- In the heart of the village, within the conservation area
- 4 bedrooms
- 2 shower rooms
- 2 reception rooms
- Pretty established cottage garden
- Single garage and driveway
- Grade II listed

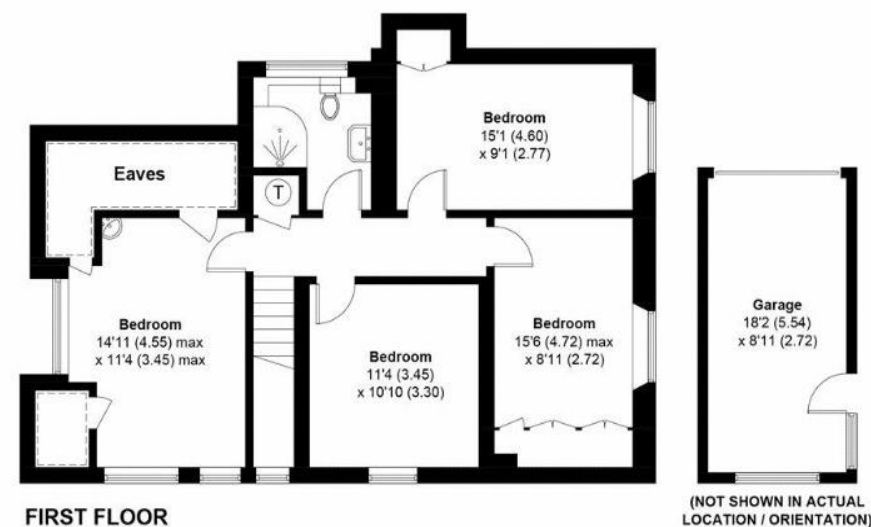
### Holly Cottage, Church Lane, BN12 5HN

APPROXIMATE GROSS INTERNAL AREA = 1808 SQ FT / 168.0 SQ M

GARAGE = 161 SQ FT / 15.0 SQ M

STORE = 27 SQ FT / 2.5 SQ M

TOTAL = 1996 SQ FT / 185.5 SQ M

























## The Property:

This handsome home situated in the heart of Ferring village, dates back to 1759 and is full of character and charm throughout.

The accommodation is comprised of a welcoming entrance hall, two reception rooms, kitchen/breakfast room, utility and ground floor shower room. To the first floor there are four double bedrooms all serviced by the family shower room.

The pretty gardens with mature planting surround the house on three sides and there is a single detached garage and potting shed. A gravel driveway to the side allows parking for multiple vehicles.

## The Location:

Ferring is a popular village which borders Goring with its bustling shopping parade to the east and East Preston Village to the west which is just on the other side of Ferring Rife. To the south the village adjoins the foreshore and seafront, which is only a short walk away. To the north and on the other side of the railway line and the A259 is Highdown Hill and the beginning of the South Downs.

The village itself is mentioned in the Domesday Book and records in 1086 with Ferring as its own demesne. Apart from a few period homes and farms the village did not develop until the 1920's when there was a demand for holiday homes and many plots were sold by landowners, and the modern history of the village began whilst retaining the Conservation area in the heart of the active community.

There are two local shopping parades with a mixed range of local independent traders offering most amenities that you could want from a village setting. Having two pubs and a variety of restaurants including the Bluebird Café on the seafront.

More comprehensive shops and amenities can be found a short drive away at Goring or Worthing town centre. Goring railway station offers direct access to Brighton, Gatwick Airport and London Victoria.

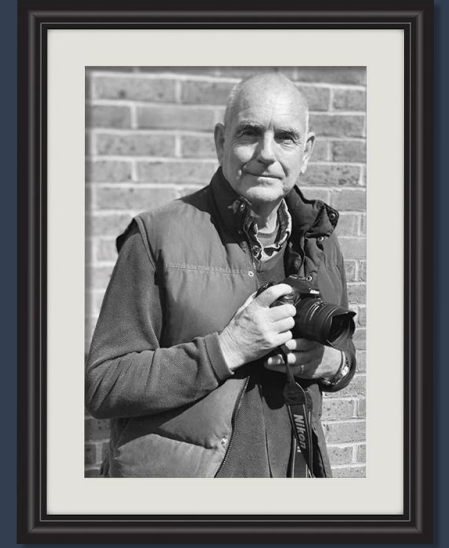
### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band G



# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.



Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E



## Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.





# Your local Property Professional



01243 940940 | [barnham@pegasusproperties.co.uk](mailto:barnham@pegasusproperties.co.uk)  
[www.pegasusproperties.co.uk](http://www.pegasusproperties.co.uk)