

Flat 3, St Richards House 2a Anson Road

Goring-By-Sea, Worthing, BN12 6JG

Guide price £240,000

Leasehold Council Tax Band B



A well-presented two double bedroom first floor apartment located in the popular area of Goring-by-Sea. St Richards House is a small, modern development, discreetly positioned and accessed via a private driveway set back from the main road.

The apartment is presented to an excellent standard throughout. The spacious living room, measuring over 20ft in length, is particularly bright and airy, benefiting from double-aspect windows and double patio doors opening onto a south-facing Juliet balcony, allowing plenty of natural light to flood the room.

Further accommodation comprises two double bedrooms, both featuring built-in wardrobes, a modern tiled bathroom with shower, and a contemporary fitted kitchen with breakfast bar. The kitchen is fully tiled and fitted with modern units and integrated appliances including an oven, hob, dishwasher and washing machine. A new Worcester boiler installed in Sept 2025 with Hive controls.

Externally, the property is set within well-maintained communal gardens and benefits from its own allocated parking space, along with additional visitor parking.

Ideally situated close to Durrington mainline railway station, local shops, schools, and positioned on the convenient 700 bus route, this attractive apartment offers both comfort and excellent accessibility.

Viewing is highly recommended.

Ground rent - £100pa  
Service charge - £1668pa  
Lease length remaining - 108 years

[Communal entrance](#)





Stairs to first floor

Private door with entry phone system

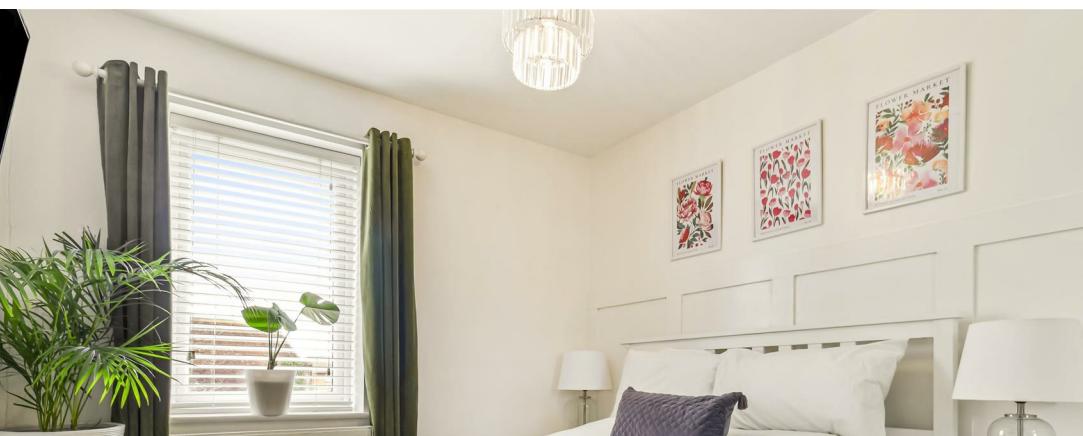
Entrance hall

Living room/open plan kitchen  
20'0 x 18'0 (at widest) (6.10m x 5.49m (at widest))

Bedroom one  
10'0 x 8'0 (3.05m x 2.44m)

Bedroom two  
10'6 x 9'0 (3.20m x 2.74m)

Bathroom



## Floor Plan



Total area: approx. 54.0 sq. metres (581.6 sq. feet)

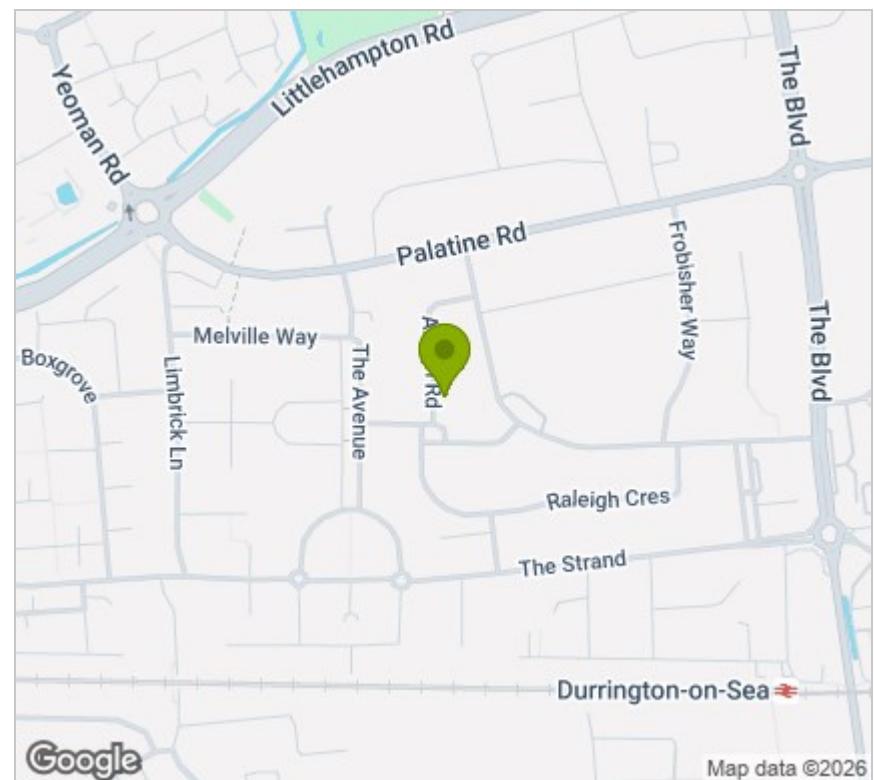
## Viewing

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

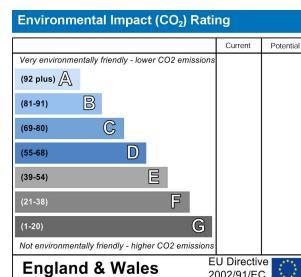
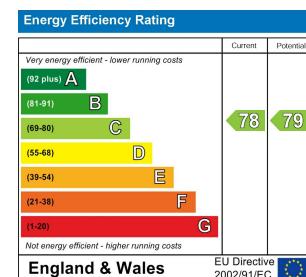
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## Area Map



## Energy Efficiency Graph



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