JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Flat 3, St Richards House 2a Anson Road

Goring-By-Sea, Worthing, BN12 6JG

Guide price £200,000

Leasehold Council Tax Band B

2 1 1 C

** Guide Price £200,000 - £220,000 **

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)

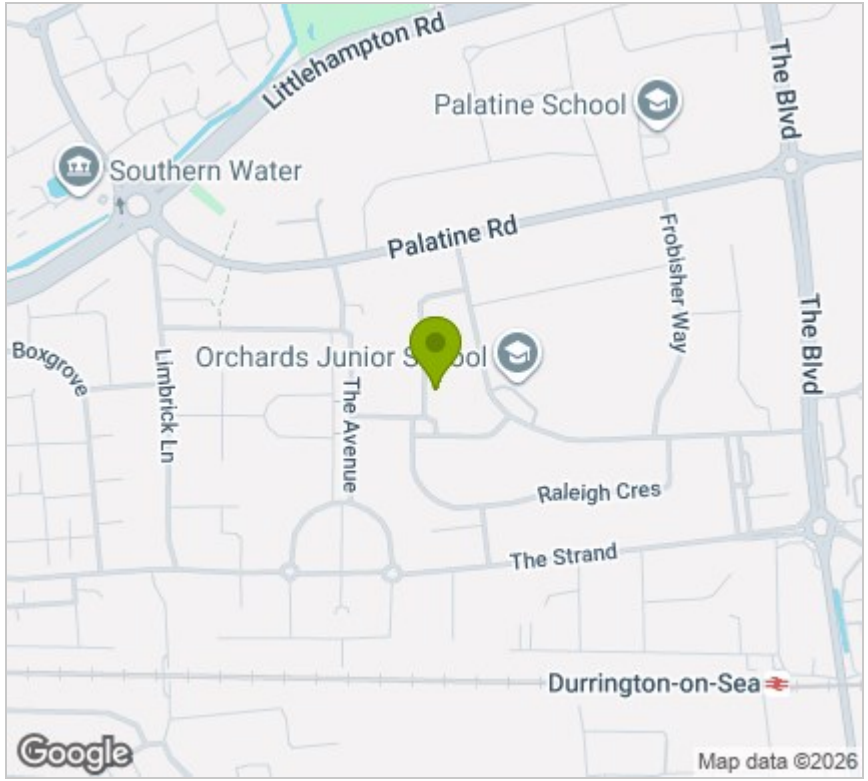
Bedroom two
10'6 x 9'0 (3.20m x 2.74m)

Bathroom

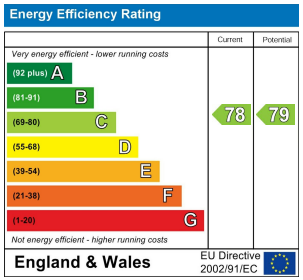
Floor Plan

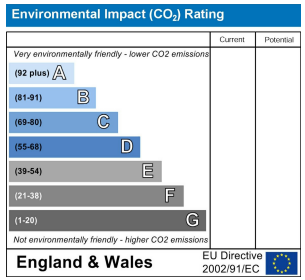
Total area: approx. 54.0 sq. metres (581.6 sq. feet)

Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing 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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

TDS Tenancy Deposit Scheme member
CMP
The Property Ombudsman
naea propertymark PROTECTED