



10 Richmond Place  
Eastbourne, BN21 2NQ

£430,000



# 10 Richmond Place

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Phil Hall Estate Agents welcomes to the market this charming three-bedroom townhouse situated in the highly sought-after neighbourhood of Upperton. This delightful property combines modern living with comfort and convenience of a prime location, offering a perfect home for families or professionals.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. It provides access to the cloakroom and kitchen/dining room. The cloakroom is fitted with a two piece suite comprising of a low level wc and wash hand basin whilst the heart of the home, is this modern kitchen/dining room, which is well-equipped with contemporary appliances and ample storage. It offers plenty of space for family meals and entertaining, with direct access to the garden, creating a seamless indoor-outdoor flow.

Leading to the first floor, which features a spacious L-shaped living room/dining room, perfect for relaxation and socializing. Large windows flood the room with natural light, creating a bright and airy ambiance with double doors leading to a private balcony. Bedroom two is also on the first floor, and is generously sized and can serve as a guest room, child's room, or home office.

The final floor is the third level, which features the master bedroom with an ensuite shower room for added privacy and convenience. This tranquil space offers a peaceful retreat at the end of the day. Bedroom three is also located on the second floor and is well-suited for use as a child's room, nursery, or study. Whilst the family bathroom is equipped with a panelled enclosed bath, wash basin and wc, catering to the needs of the household.

The property includes a private garage and driveway, offering secure parking and additional storage space.

Step outside to the delightful rear garden, an inviting space perfect for relaxation and entertaining. The garden features a paved patio area adjoining the property, ideal for al fresco dining and summer barbecues.





**LOCATION, LOCATION, LOCATION**  
Upperton is a vibrant and well-connected area, providing an excellent quality of life. Residents can enjoy proximity to Eastbourne's town centre, with its wide array of shops, restaurants, and entertainment options. The seafront and Eastbourne's famous pier are just a short drive away, offering beautiful coastal walks and leisure facilities. Excellent transport links, including the nearby Eastbourne train station, provide easy access to London, Gatwick and surrounding areas.

#### Ground Floor Accommodation

Entrance Hall

Cloakroom

5'1" x 4'7" (1.57 x 1.40)

Kitchen/Dining Room

16'8" x 9'0" max (5.09 x 2.76 max)

First Floor Landing

Living Room/Dining Room

16'8" x 15'10" max (5.09 x 4.85 max)

Bedroom Two

16'8" x 9'0" max (5.09 x 2.76 max)

Second Floor Landing

Bedroom One

16'8" x 10'2" (5.09 x 3.10)

Ensuite Shower Room

8'5" x 3'7" (2.57 x 1.10)

Bedroom Three

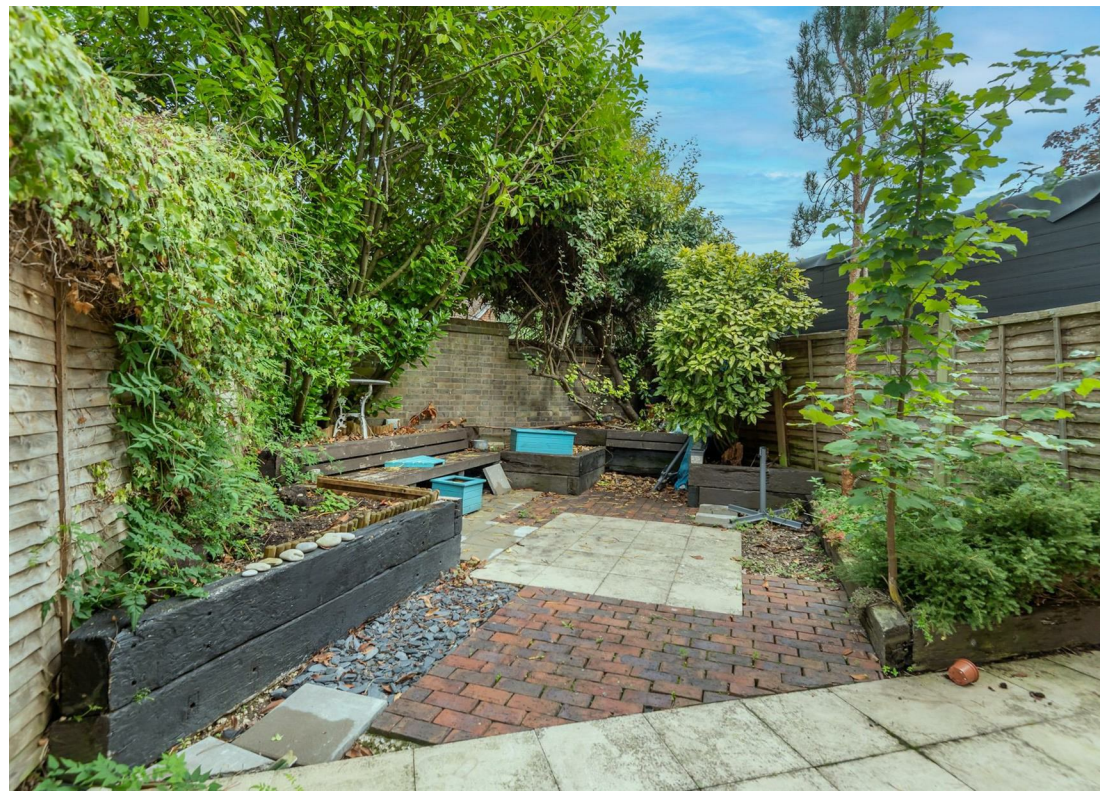
11'3" x 8'5" (3.43 x 2.57)

Family Bathroom

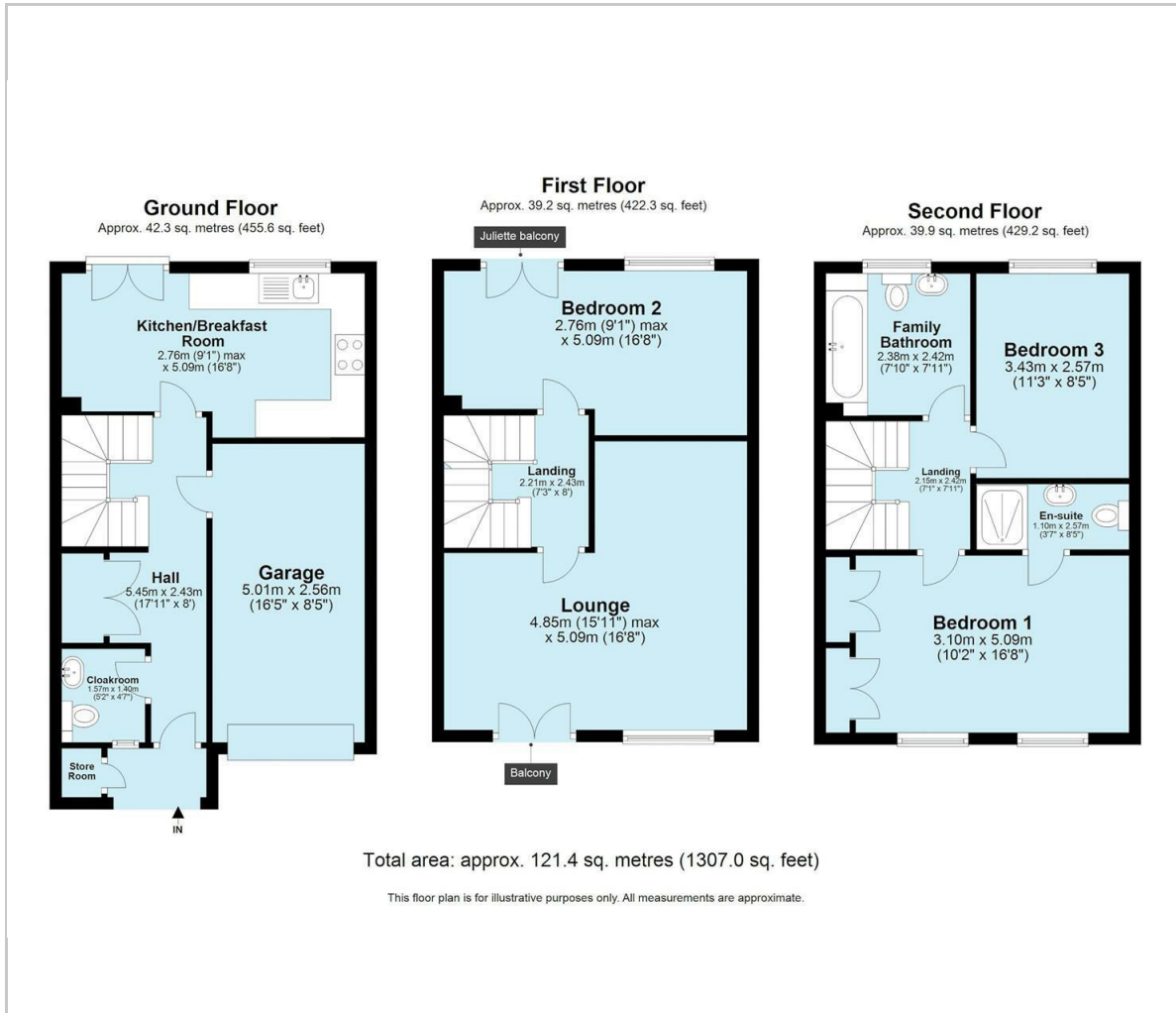
7'11" x 7'9" (2.42 x 2.38)

Garage

16'5" x 8'4" (5.01 x 2.56)



## Floor Plan

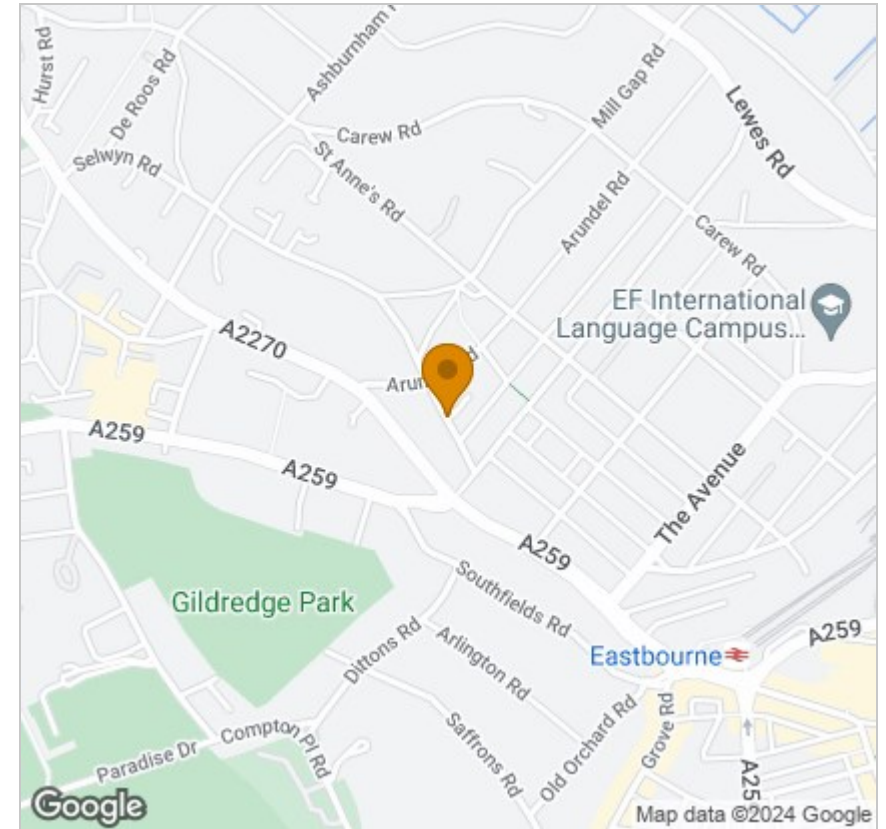


## Viewing

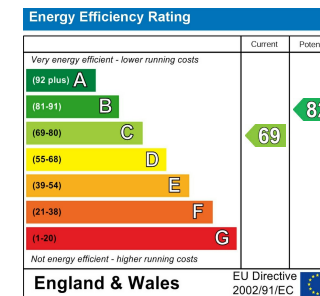
Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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