

email: jill@birdsestateagents.co.uk



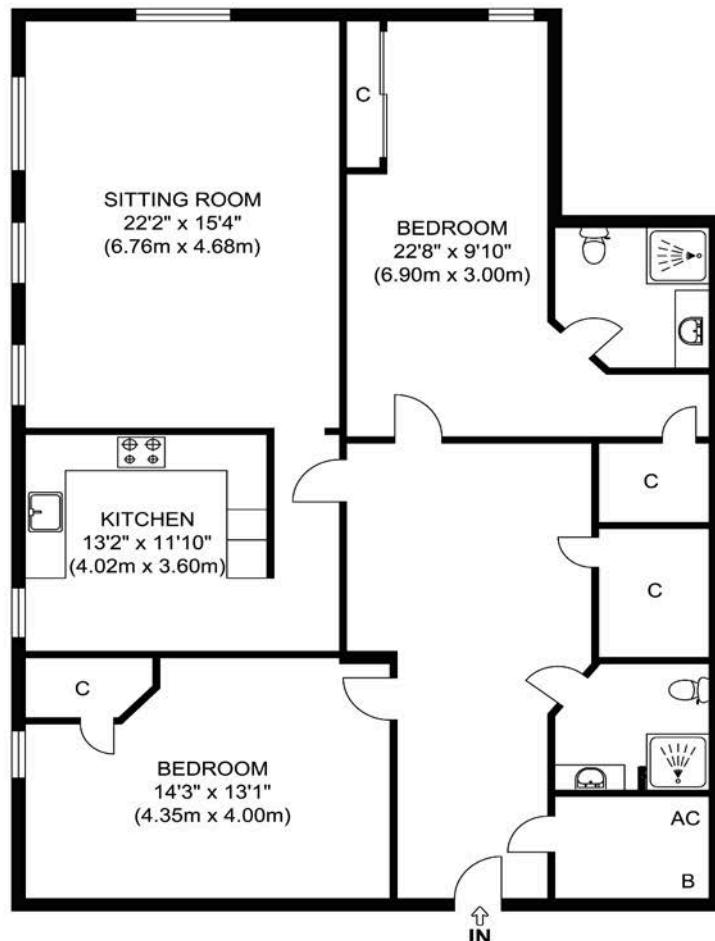
tel: 01485 534560

# BIRDS

ESTATE AGENTS  
ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



### 5 Eastland Grange Westgate Hunstanton PE36 5FA

Illustration for identification purposes only, measurements are approximate, not to scale.

Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

**THE PROPERTY MISDESCRIPTIONS ACT:** 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

5 EASTLAND GRANGE  
VALENTINE ROAD  
HUNSTANTON  
PE36 5FA

Guide Price: £315,000  
no onward chain



A spacious 2 bedroom ground floor retirement apartment close to town centre and amenities

SECURE ENTRANCE TO GROUND FLOOR COMMUNAL AREA  
SPACIOUS ENTRANCE HALL. • LOUNGE/DINER. •

MASTER BEDROOM WITH ENSUITE WET ROOM & WALK-IN WARDROBE. •  
SECOND BEDROOM WITH WALK-IN WARDROBE. •  
KITCHEN. • WET ROOM. •

COUNCIL TAX BAND: 'C' (£2088.54 2025/26)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Eastland Grange is a luxury retirement development for the over 70's and is part of the McCarthy & Stone's retirement living PLUS range, located close to the centre of the town with amenities and sea front promenade close by.

No 5 is a spacious apartment on the ground floor with parking space at the front, it has 24 hour emergency response pull cord system, 2 generous bedrooms, large lounge/diner, 2 bathrooms, modern kitchen, electric heating and double glazing.

**Entrance Hall: 24'2" x 11'1" max (7.38x3.37)** 2 large walk-in cupboards.

**Lounge/Diner: 22'3" x 15'2" (6.87x4.64)** dual aspect windows.

**Kitchen: 12'8" x 11'6" max (3.90x3.52)** fitted with a range of modern base and wall units, electric oven, hob with extractor over, fridge/freezer, electric window, space for small breakfast table.

**Master Bedroom: 22'6" x 9'9" min (6.89x3.01)** **Ensuite Wet Room** with walk-in shower, vanity handbasin, wc, towel radiator, non-slip flooring, walk-in wardrobe with hanging rails, shelves.

**Bedroom 2: 14'1" x 13' (4.29x3.96)** walk-in wardrobe with hanging rails and shelves.

**Wet Room:** walk-in shower cubicle, vanity hand basin, wc, towel radiator, non-slip flooring.

#### OUTSIDE

parking space to the front, security doors to communal area, rear security doors to gardens, patio with seating and rear parking and security gate.

#### COMMUNAL AREA

Bistro/restaurant, residents lounge, reception.

#### SERVICE CHARGE

includes 24hr on-site staff, 1 hour domestic assistance per week, water rates, light and heating of communal areas, upkeep of gardens and grounds, maintenance of interior and exterior communal areas, buildings insurance, subsidised meals in on-site Bistro.

The current charge is £13,216.56 for financial year ending 30th September 2026.

The service charge does not cover your, council tax, electricity or tv license.

#### TENURE

Leasehold for a term of 999 years from 2018.

Ground rent: £510 per annum with a review in 2033.

