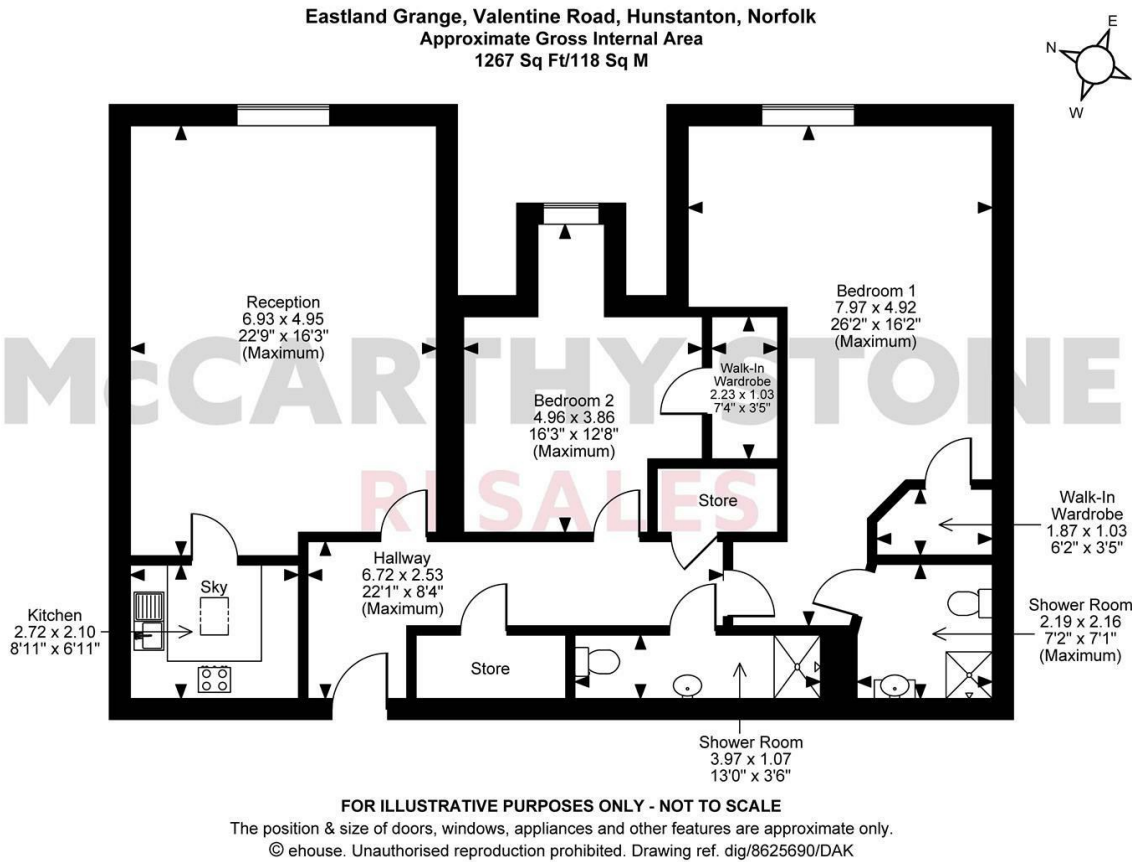


51 Eastland Grange

16 Valentine Road, Hunstanton, PE36 5FA



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £285,000 Leasehold

Beautifully spacious two bedroom apartment an allocated parking space, situated within Eastland Grange a retirement living plus development offering quality care services delivered by MCCARTHY STONE experienced CQC registered Estates team, domestic assistance and onsite restaurant.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.



# Eastland Grange, 16 Valentine Road, Hunstanton, Norfolk, PE36 5FA

## The Development

Eastland Grange is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care and is equipped to offer various levels of care depending on your needs. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged if required. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour TV secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, buggy store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

## Location

Nestled in the picturesque seaside town of Hunstanton, Eastland Grange offers a vibrant and welcoming community. Known for it's stunning sunsets and striped cliffs, Hunstanton is a haven for nature lovers and outdoor enthusiasts. Eastland Grange is located on Valentines Road, it is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsburys. The development is situated in a convenient location, just minutes from the seafront and town centre Hunstanton. Hunstanton offers charming shops, cafes and restaurants. The town's friendly atmosphere is enhanced by it's thriving community events, such as the weekly market and seasonal festivities. For those interested in history and culture, Hunstanton has several attractions, including the Hunstanton Heritage Centre and the nearby Sandringham Estate. Victorian character has been maintained throughout the years, with famous buildings such as the lighthouse and Golden Lion Hotel still standing today.



## Secure Allocated Parking

The property comes with an allocated parking space within a secure and gated car park.

## Entrance Hall

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard, plus an additional storage room. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the lounge, both bedrooms, shower room, and wet room.

## Lounge

A very generously sized lounge complimented by a modern electric fireplace, which provides a good focal point. The lounge allows ample space for dining. Telephone points, TV point (with Sky/Sky+ capabilities), power sockets and two ceiling light points. Part glazed door lead into a separate kitchen.

## Kitchen

The kitchen is fitted with a range of high gloss base and wall units. Integrated electric oven, and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

## Master Bedroom

An impressively sized master bedroom with window overlooking the front elevation. TV & telephone point, power points and two ceiling lights. Door leading to a walk in wardrobe with bespoke hanging rails and shelving. Additional door leading to En-Suite Wet Room.

## En-Suite Wet Room

Modern purpose built wet room with non slip flooring, walk in shower unit with grab rails and curtain. WC. Wash hand basin. Vanity unit storage cupboard. Wall mounted mirror with built in light. Heated towel rail.

## Second Bedroom

This second double bedroom could also be used as a second sitting room/office/hobby room. Double glazed dormer window with view towards the front elevation. TV point, power sockets and ceiling light. Door to walk a large in wardrobe.



# 2 bed | £285,000

## Shower Room

Modern bathroom suite fitted with a shower cubicle with grab rails. WC. Hand basin. Wall mounted mirror with built in light.

## Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager. Service charge: £12, 549.72 for financial year ending 30/09/2025\*\*Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## Lease Information

Lease: 999 years from 1st June 2018.  
Ground Rent: £510 per annum  
Ground rent review: 1st June 2033

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

## Additional Information & Services

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

