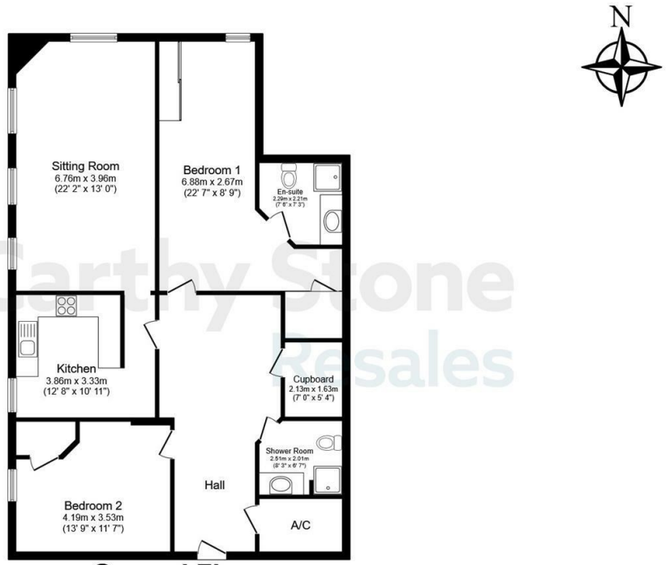
McCarthy Stone
Resales

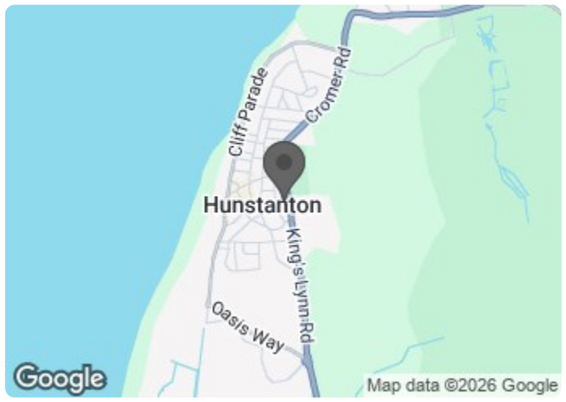


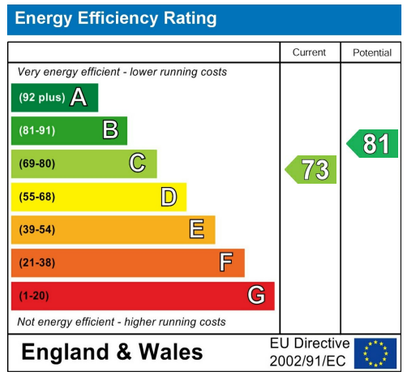
Ground Floor

Total floor area 114.5 sq.m. (1,233 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C





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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

5 Eastland Grange

16 Valentine Road, Hunstanton, PE36 5FA

Asking price £289,500 Leasehold

A beautifully presented and spacious two-bedroom ground floor apartment, enjoying a sunny west-facing aspect. This home features a larger-than-average entrance hall, a bright dual-aspect living room filled with natural light, a modern fitted kitchen, two generous double bedrooms, and two well-appointed bathrooms. Eastland Grange is a retirement living plus development with onsite restaurant and 24/7 staffing.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

2 Bed | £289,500

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 and shower room.

Lounge
A generously sized lounge complimented by four windows over a dual aspect allowing lots of natural light into the room. The room has ample space for dining and lounging. Telephone and TV point (with Sky/Sky+ capabilities). Part glazed door lead into a separate kitchen.

Kitchen
The kitchen is fitted with a range of high gloss base and wall units. Sink with drainer and mixer tap. Integrated electric oven, and ceramic four ring hob with extractor hood above. Integral fridge and freezer.

Master Bedroom
An impressively sized master bedroom with lots of room for storage furniture. TV & telephone point. Door leading to a walk in wardrobe with bespoke hanging rails and shelving. Additional door leading to En-Suite Shower Room.

En-Suite Shower 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 spacious second double bedroom could also be used as a second sitting room/office/hobby room also benefiting from a sunny west facing aspect. TV point. Door to walk a large in wardrobe.

Shower 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.

Parking
The apartment comes with an allocated parking space.

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.

Annual Service Charge: £13,655.25 for the financial year ending 30/09/2027.

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