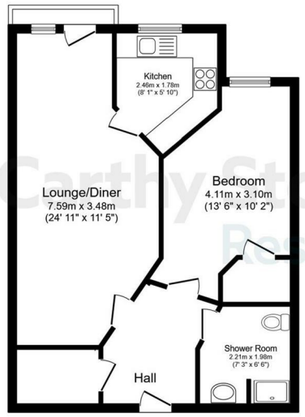
Excellent

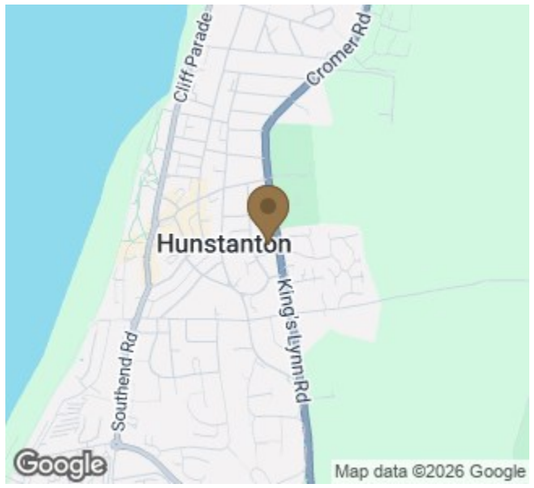
Trustpilot

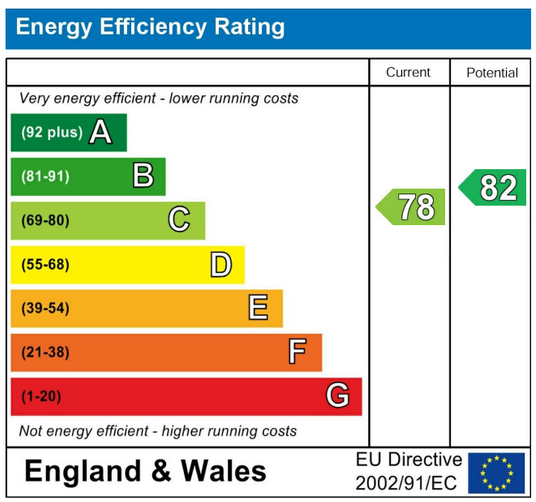
McCarthy & Stone
Resales.



Total floor area 57.9 sq.m. (623 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





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







53 Eastland Grange

16 Valentine Road, Hunstanton, PE36 5FA

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 53 Eastland Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- West facing, garden / car park facing.
- Estate Manger + 24 Hour Staff on-site
- Bistro Restaurant
- Communal Lounge where social events take place
- Guest Suite + Laundry Room
- 24 Hour Emergency Call System
- 1 Hour Of Domestic Assistance included per week

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

53 Eastland Grange, Hunstanton

1 | 1 | Asking price £175,000

Eastland Grange
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
Eastland Grange is located on Valentines Road, 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. There are a wide variety of shopping facilities available for all to enjoy, as well as regular events held throughout the year.
Situated in the county of Norfolk, Hunstanton is famous for its uniquely striped cliffs, magnificent sunsets and special position, as the only west facing resort on the East coast. Its Victorian character has been maintained throughout the years, with famous buildings such as the Lighthouse and Golden Lion Hotel still standing today.

Apartment Overview
McCarthy & Stone Resales are proud to bring to the market this bright and spacious west facing one bedroom apartment, this is positioned on the second floor which is a quiet part of the building an easily accessible via the lift. The apartment provides beautiful sunset views. * viewings strongly advised*

Entrance Hall
Front door with spy hole leads to the entrance hall. Doors to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Security door entry system. Smoke detector, spot lights, fitted carpet, raised electric sockets and programmable panel heater. Doors lead to the lounge, bedroom and the wet room.

Lounge
A bright and airy west facing lounge with a large window and Juliet balcony which overlooks the gardens and car park side. The spacious lounge provides ample room for dining, ideally positioned in-front of the window. Telephone point, TV point (with Sky/Sky+ capabilities), two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. Part glazed door lead into a separate kitchen.

Kitchen
A clinical modern fitted kitchen with a range of white high gloss base and wall units. The sink with drainer sits below the west facing window with blind and remote control and provides views towards the gardens and car park side. Integrated waist height electric oven (for minimal bend) and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Tiled floor. Central ceiling light and under pelmet lighting.

Bedroom
A spacious bedroom with a west facing window providing views of the gardens and car park side. TV and telephone point. Central ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. This generous bedroom has a door leading to a walk in wardrobe with hanging rails and shelving.

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

Service Charge (breakdown)
- 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: £10,163.88 for the financial year ending 30/09/2027.

Lease Information
Lease: 999 years from 1st June 2018
Ground rent: £435 per annum
Ground rent review: 1st June 2033













