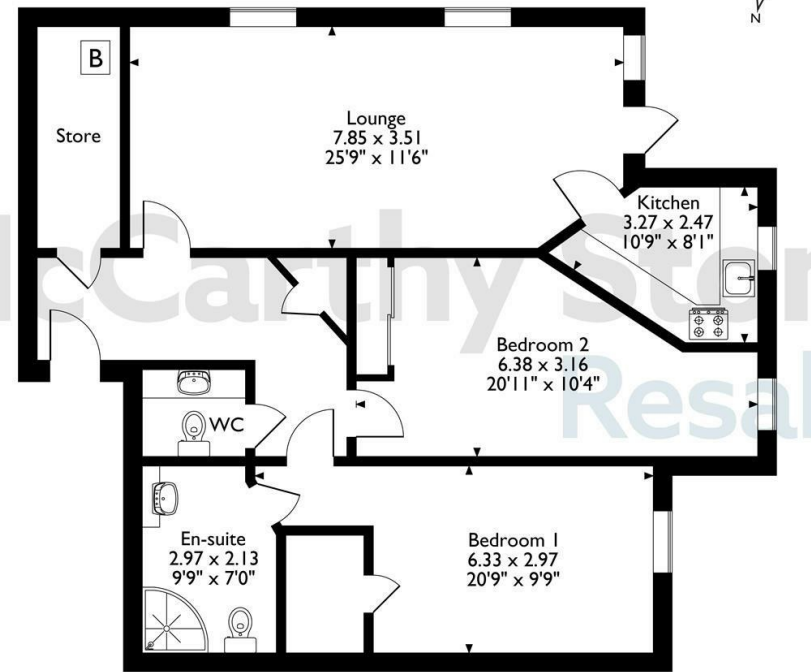


Eastland Grange, Flat 14, 16, Valentine Road, Hunstanton, Norfolk  
Approximate Gross Internal Area  
96 Sq M/1033 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8669366/DST.

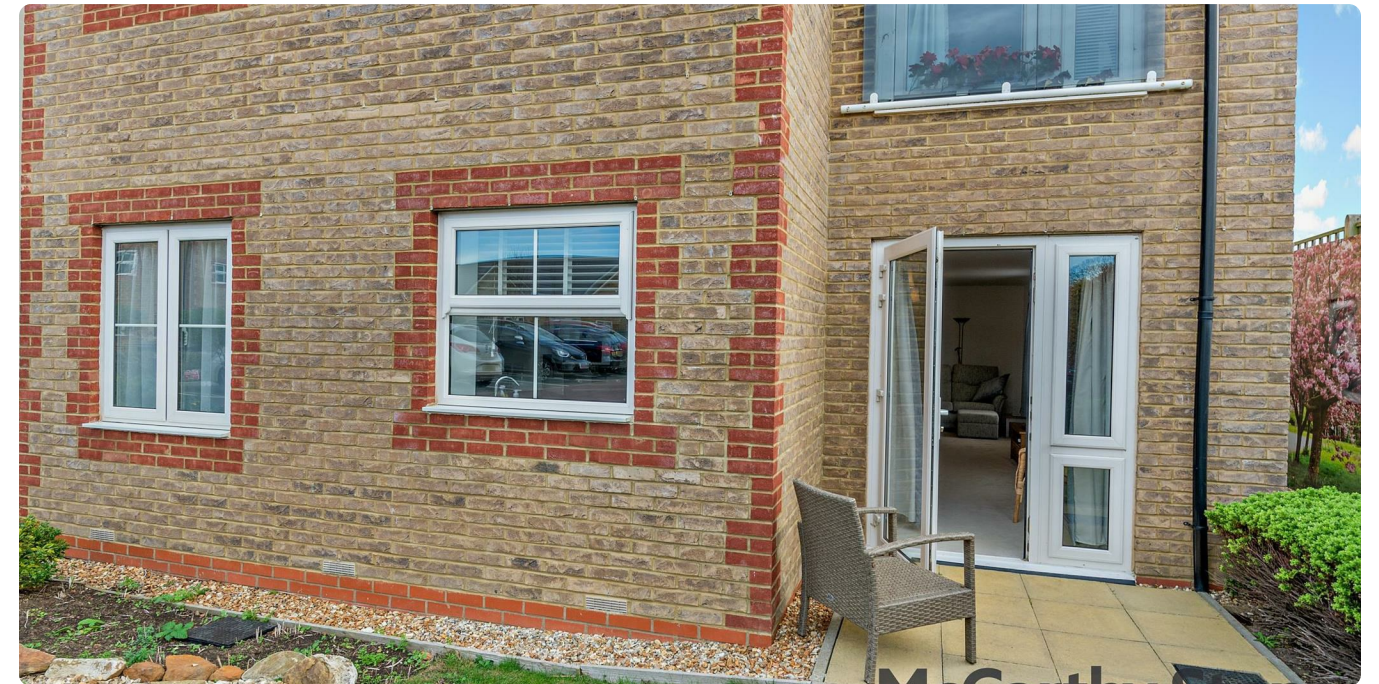
Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**14 Eastland Grange**

16 Valentine Road, Hunstanton, PE36 5FA



**Asking price £305,000 Leasehold**

A beautifully bright and sunny SOUTH and WEST FACING two bedroom apartment on the GROUND FLOOR with a PATIO AREA and ALLOCATED CAR PARKING SPACE.

Eastland Grange is a retirement living plus development with 24/7 staffing, bistro/restaurant and domestic assistance.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

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

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.



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

## The Development

Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. Located on Valentine 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.

## Care & Support

Eastland Grange is part of McCarthy & Stone's Retirement Living PLUS range, which means you can relax knowing an Estate Manager or their team are on hand to offer support if you should need it. You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger. Our YourLife CQC qualified will be on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week, and other services can be purchased for additional costs. Please speak to the Estate Manager about the price of additional services.

## Apartment Overview

This apartment was purchased from new in 2019 & has only ever been used as a holiday apartment, therefore is beautifully presented as very much as new.

## Entrance Hall

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard. 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 wet room.

## Lounge

A bright lounge with a dual aspect facing both south and west and allowing lots of natural light in. French door leads onto a patio large enough to house a small bistro set with rear car parking and garden

outlook. The spacious room also allows room for dining. Telephone point and TV point (with Sky/Sky+ capabilities) raised power sockets and two decorative ceiling light points. Part glazed door lead into a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of high gloss base and wall units. Sink with mixer tap and drainer sits below the sunny west facing window with rear car park and garden outlook. Integrated waist height electric oven (for minimal bend) with space above for a microwave and ceramic four ring hob with extractor hood above. Integral fridge, freezer. Central ceiling and under pelmet lighting. Tiled floor.

## Master Bedroom

A generously sized west facing master bedroom with window providing rear car parking and garden views. TV and telephone point, raised electric power sockets and ceiling light point. Door leading to a walk in wardrobe with 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, this also features a west facing window. Built in mirror fronted wardrobe. TV point, raised electric power sockets and ceiling light.

## WC

WC. Wash hand basin. Vanity unit storage cupboard.

## Car Parking

Allocated car parking space is included in the sale of the property

## 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

## 2 Bed | £305,000

- 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 contact your Property Consultant or Estate Manager.

Annual Service Charge: £13,216.56 for financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Leasehold Information

Ground rent: £510 per annum

Ground rent review: 1st June 2033

Lease: 999 years from 1st June 2018.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help you 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

