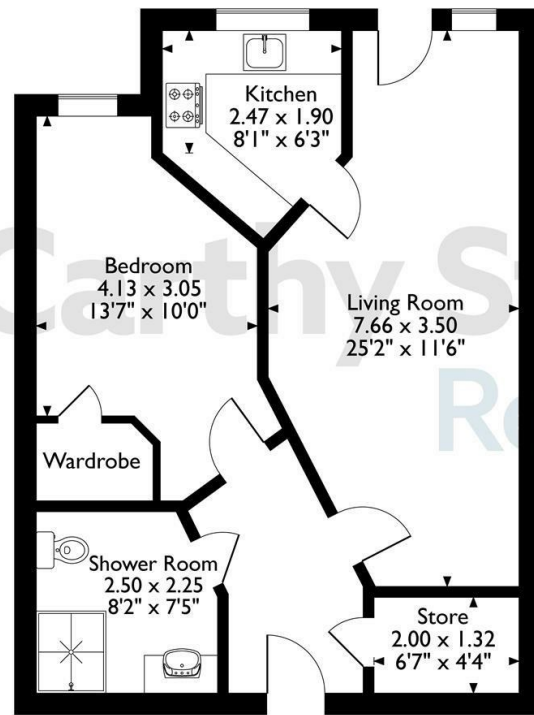


Eastland Grange, Flat 54, 16, Valentine Road, Hunstanton, Norfolk  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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## 54 Eastland Grange

16 Valentine Road, Hunstanton, PE36 5FA



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</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		



## Asking price £149,995 Leasehold

A BEAUTIFULLY presented one bed roomed retirement property. Located on second floor, this WEST FACING apartment boasts a JULIET BALCONY overlooking the stupendous communal gardens and views beyond to the sea.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**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

## 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 building is equipped with BT fibre broadband (subscription required). 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 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.

## 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 and 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. Electric log effect fire and fire place surround. 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. Integrated dishwasher.

## Bedroom

A spacious bedroom with a west facing window providing views of the gardens. 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)

\*Service Charge and Ground Rent to be paid until 1st October 2026 by seller\*

# 1 Bed | £149,995

- 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: £9,892.80 per annum (up to financial year ending 30/09/2026).

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.

## Lease Information

Lease length: 999 years from 1st June 2018

Ground rent: £435 per annum

Ground rent review: 1st June 2033

## ADDITIONAL SERVICE

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

