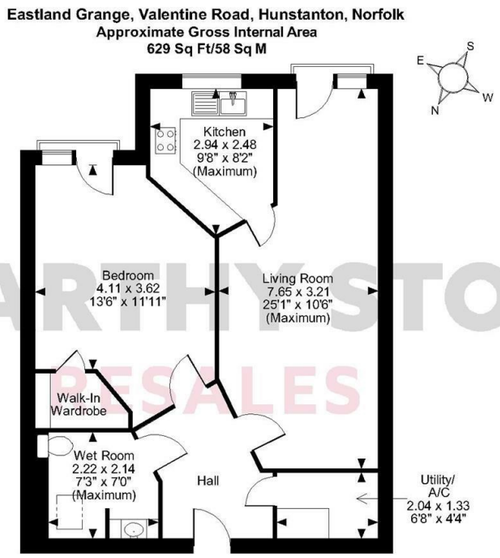
McCarthy Stone
Resales



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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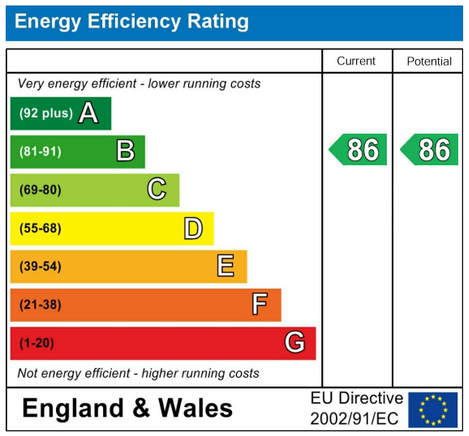
McCARTHY STONE
RESALES

Council Tax Band: B



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The Property Ombudsman

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McCarthy Stone
Resales

20 Eastland Grange

Valentine Road, Hunstanton, PE36 5FA

PRICE REDUCED

PRICE REDUCTION

Asking price £159,995 Leasehold

Join us for coffee and cake at our Open Day - Tuesday 28th April 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF EASTLAND GRANGE - BOOK NOW!

A modern and beautifully presented, one bedroom SOUTH FACING apartment benefitting from GARDEN VIEWS situated on the first floor within a McCARTHY STONE retirement living plus development.

The Seller would be willing to redecorate and/or recarpet the apartment prior to completion of the sale, subject to further discussion and agreement on the specific details at the point of offer.

~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

Eastland Grange, 16 Valentine Road,

1 Bed | £159,995

PRICE REDUCED

Eastland Grange
Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. The communal lounge is a great place to socialise and join in as little or as often as you wish with the various activities on offer or enjoy the beautiful landscaped gardens. The on site Bistro restaurant serves freshly prepared meals and snacks daily. If your guests are travelling from afar, the Guest Suite is available at a small charge (subject to availability).
Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsbury's. 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 and 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 Your Life CQC qualified team 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.

Entrance Hall
Front door with spy hole leads to the entrance hall. Door to a large 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, bedroom and wet room.

Lounge
A sunny south facing lounge with bright with a full height window and French door, opening onto a Juliet Balcony with views over the communal gardens. The room allows ample space for dining. Telephone points, TV point (with Sky/Sky+ capabilities), raised power sockets. Part glazed door lead into a separate kitchen.

Kitchen
This modern kitchen is fitted with a range of high gloss base and wall units. Stainless steel sink with mixer tap sits beneath a south facing window with garden views. Integrated electric oven with space above for a microwave, and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Bedroom
A bright double bedroom with full length window which allows lots of natural light in and provides a outlook over the communal gardens. TV point, telephone point and raised power points. Door leading to a walk in wardrobe with bespoke hanging rails and shelving.

Wet Room
Modern and stylish purpose built wet room with slip-resistant 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.

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 contact your property consultant or estate manager.

Annual Service charge: £9,892.82 for financial year ending 30/09/2026.
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: £435 per annum
Ground rent review: 1st June 2033

Additional Information & Services
** Entitlements Service** Check out benefits you may be entitled to.
** 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

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