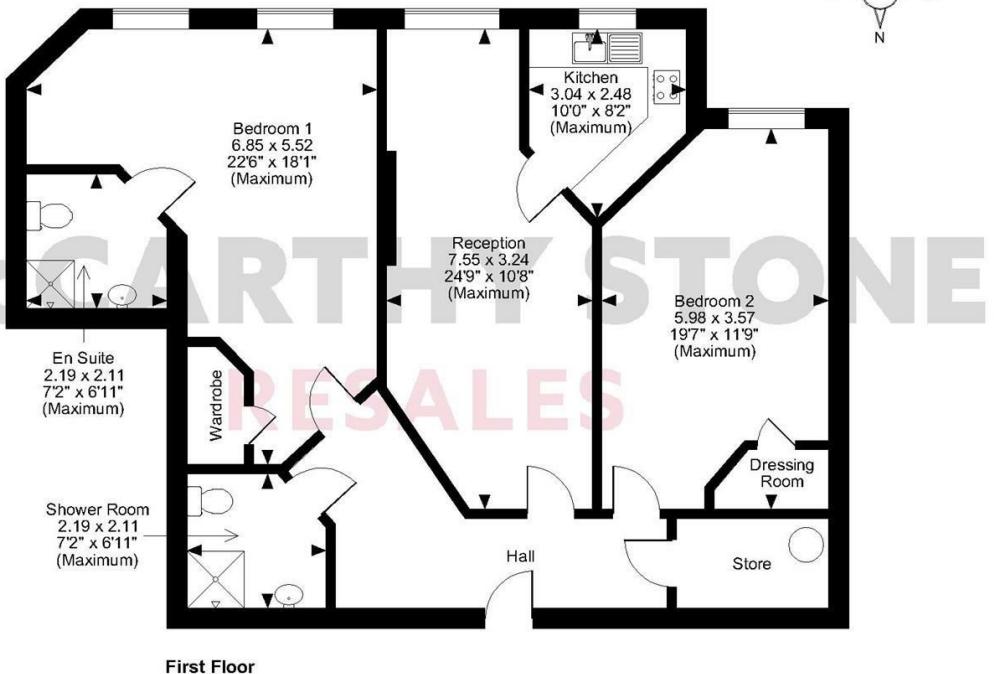
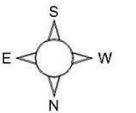
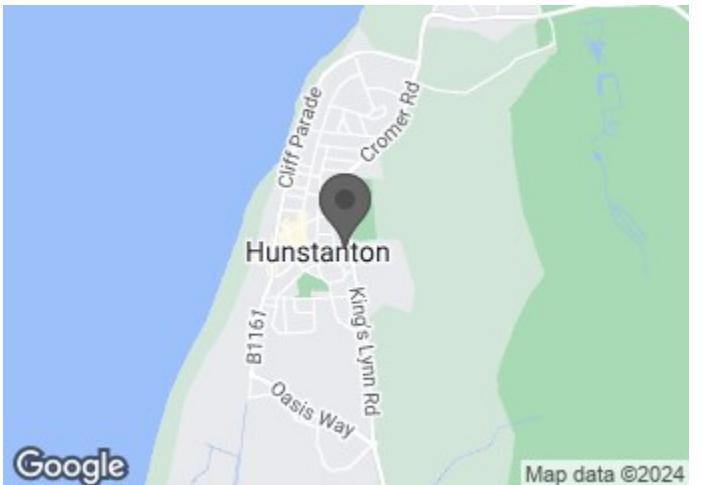


Eastland Grange, Valentine Road, Hunstanton, Norfolk  
Approximate Gross Internal Area  
1067 Sq Ft/99 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8587897/DAK

## COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



McCARTHY STONE  
RESALES

**41 EASTLAND GRANGE**  
16 VALENTINE ROAD, HUNSTANTON, PE36 5FA



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

A LARGE two bedroom apartment situated on the first floor within a DESIRABLE McCARTHY STONE  
retirement living PLUS development.

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

**ASKING PRICE £270,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstoneresales.co.uk](mailto:resales@mccarthyandstoneresales.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# 41 EASTLAND GRANGE, 16 VALENTINE ROAD, HUNSTANTON, NORFOLK, PE36

£550,000

## 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 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.

## 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 bright and spacious two bedroom, two wet room apartment has a south aspect and garden views throughout. This is positioned on the first floor and is located close to the two available lifts. \*viewings advised\*

## 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 spacious lounge with a south facing Juliet balcony with views towards the gardens, also provides space for dining. It is complimented by a modern electric fireplace which acts as an attractive focal point. Telephone point and TV point (with Sky/Sky+ capabilities) raised power sockets. 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. Stainless steel sink with mixer tap and drainer sits below the sunny garden facing window. 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 and dishwasher. Central ceiling light fitting. Tiled floor.

## BEDROOM 1

An impressively sized south facing master bedroom with two double glazed windows which allows lots of natural light in and also provides garden facing views. TV and telephone point, raised electric power sockets. 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.

## BEDROOM 2

This second double bedroom could also be used as a second sitting room/office/hobby room, this features a south facing Juliet balcony with views towards the garden. TV point, raised electric power sockets. Door leading to a walk in wardrobe with hanging rails and shelving



2 BED | £270,000

## 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.

## 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.

Service Charge: £11,969.33 (up to financial year end 30/09/2024).

## LEASEHOLD INFORMATION

Ground rent: £510 per annum  
Ground rent review: June 2033  
Lease Length - 999 years from 1st June 2018.

## ADDITIONAL INFORMATION & SERVICES

\*\* 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.

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

## CAR PARKING

No car parking space is included in the sale of the property

