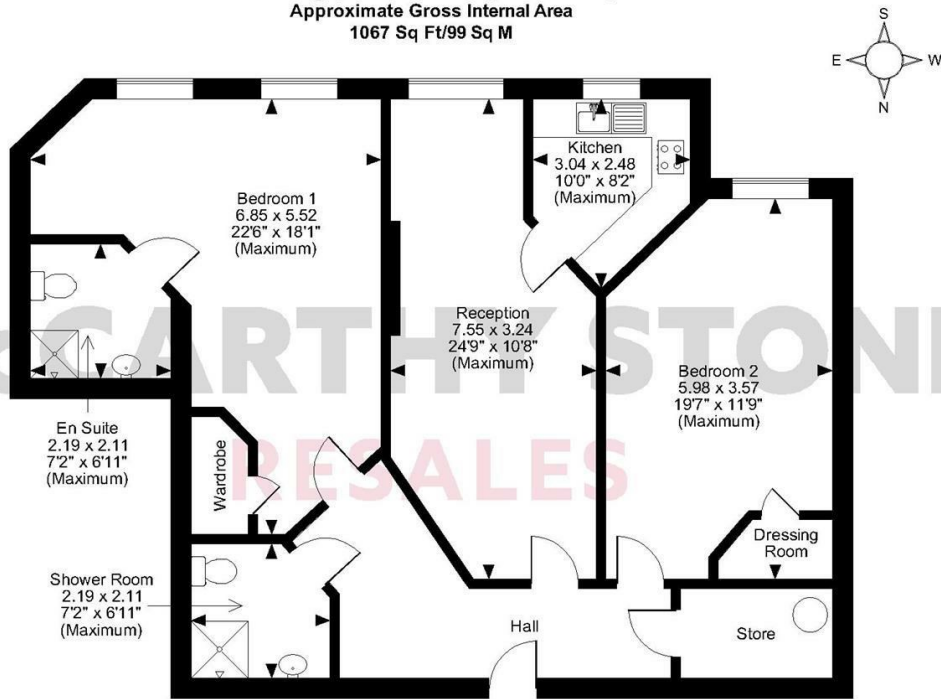


Eastland Grange, Valentine Road, Hunstanton, Norfolk  
Approximate Gross Internal Area  
1067 Sq Ft/99 Sq M



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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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>	86	86
(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		

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RESALES

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McCARTHY STONE  
RESALES

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



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

## 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

