



THE STORY OF

# 47 Eastland Grange

*Hunstanton, Norfolk*

**SOWERBYS**

S

THE STORY OF

# 47 Eastland Grange

Hunstanton, Norfolk,  
PE36 5FA

Two Bedroom Apartment

Over 70s Complex

Large Sitting Room

Spacious Principal Bedroom

En-Suite and Separate Bathroom

Allocated Parking Space

Communal Gardens

Lounge and Bistro

Laundry Room

House Manager and Staff on Site

**SOWERBYS HUNSTANTON OFFICE**

01485 533666

hunstanton@sowerbys.com



“Moving here has given us more time to enjoy retirement worry-free.”

Stepping into the foyer, the quality and opulence is plain to see. From the beautiful lounge area, a great place to relax and meet friends, to the fantastic bistro, which is extremely popular with the residents. There is also a laundry room on the ground floor, which the current owners say is a huge bonus.

Inside the apartment, the moment you walk into the living room the space is surprising. This spaciousness of this home is what attracted the current owners to 47 Eastland Grange, wanting to downsize but also have room to breathe.

The kitchen is well-appointed, but you also have the added bonus of using the on site bistro.

The impressive principal bedroom, which would not be out of place in a large family home, is very generous in size and benefits from a superbly fitted en-suite. The second bedroom is also a great size and offers versatility, as the current owners use it as a snug/dining room.

Finishing off the apartment is a fully-fitted family shower room.



“ We have loved the ability to be part of a community, but also have our own personal space.”

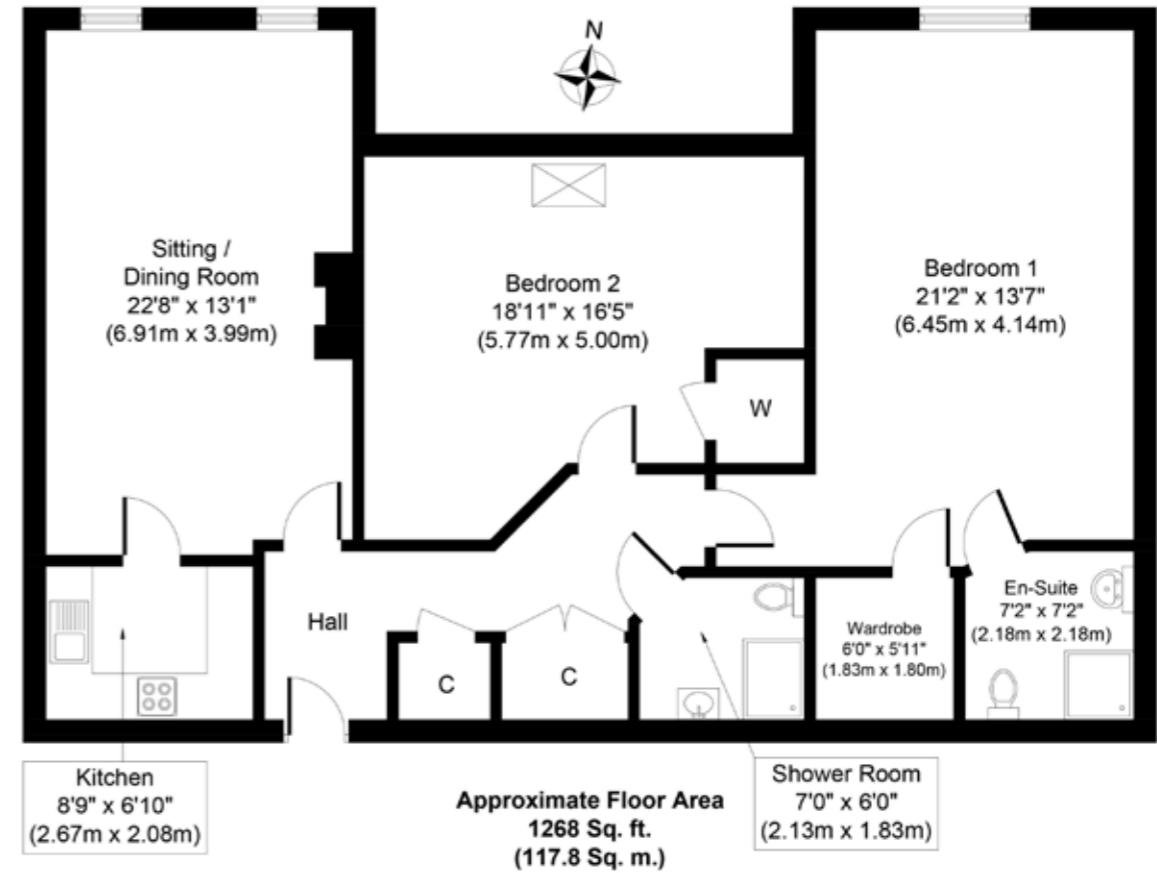




With a house manager on-site and a team of staff looking after the building, this is not just a thriving community but also a safe and welcoming place to live.



“We’ve really enjoyed Sunday lunch in the bistro, catching up with neighbours.”



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across 'The Wash', 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from the Vendor



Eastland Grange

“There is a large, welcoming community here and we've enjoyed every moment.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Leasehold. There are 995 years remaining on the lease.

There is a ground rent of £510 per annum and a service charge of £10,000 per annum, which includes buildings insurance and use of the on-site laundry room.

## AGENT'S NOTE

This apartment is within an over 70s complex.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL