



THE STORY OF

2 Eastland Grange

Hunstanton, Norfolk

SOWERBYS

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2 Eastland Grange

16 Valentine Road, Hunstanton,
Norfolk, PE36 5FA

Two Bedroom Ground Floor Apartment

Over 70s Complex

Own Patio Area

Allocated Parking

Communal Lounge and Bistro

House Manager

Laundry Room

Water Rates Included

En-Suite and Separate Shower Room

1 Hour Domestic Cleaning Per Week

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The sitting room is lovely - a quirky shape with south-east facing patio doors overlooking the gardens...”

Apartment 2 Eastland Grange is in the very heart of the vibrant Victorian town of Hunstanton. Located on the ground floor with easy access to amenities, it is no wonder these properties are so sought after.

Eastland Grange is run by McCarthy & Stone, a well established company offering retirement homes with an excellent reputation for care and quality

throughout. There is an excellent lounge area- a great place to socialise, a subsidised bistro, house manager and ground floor laundry room.

The property feels very secure with a lovely walled communal garden which is a great sun trap with the added benefit of having easy access to the secure car park, where Apartment 2 has its own designated parking space.



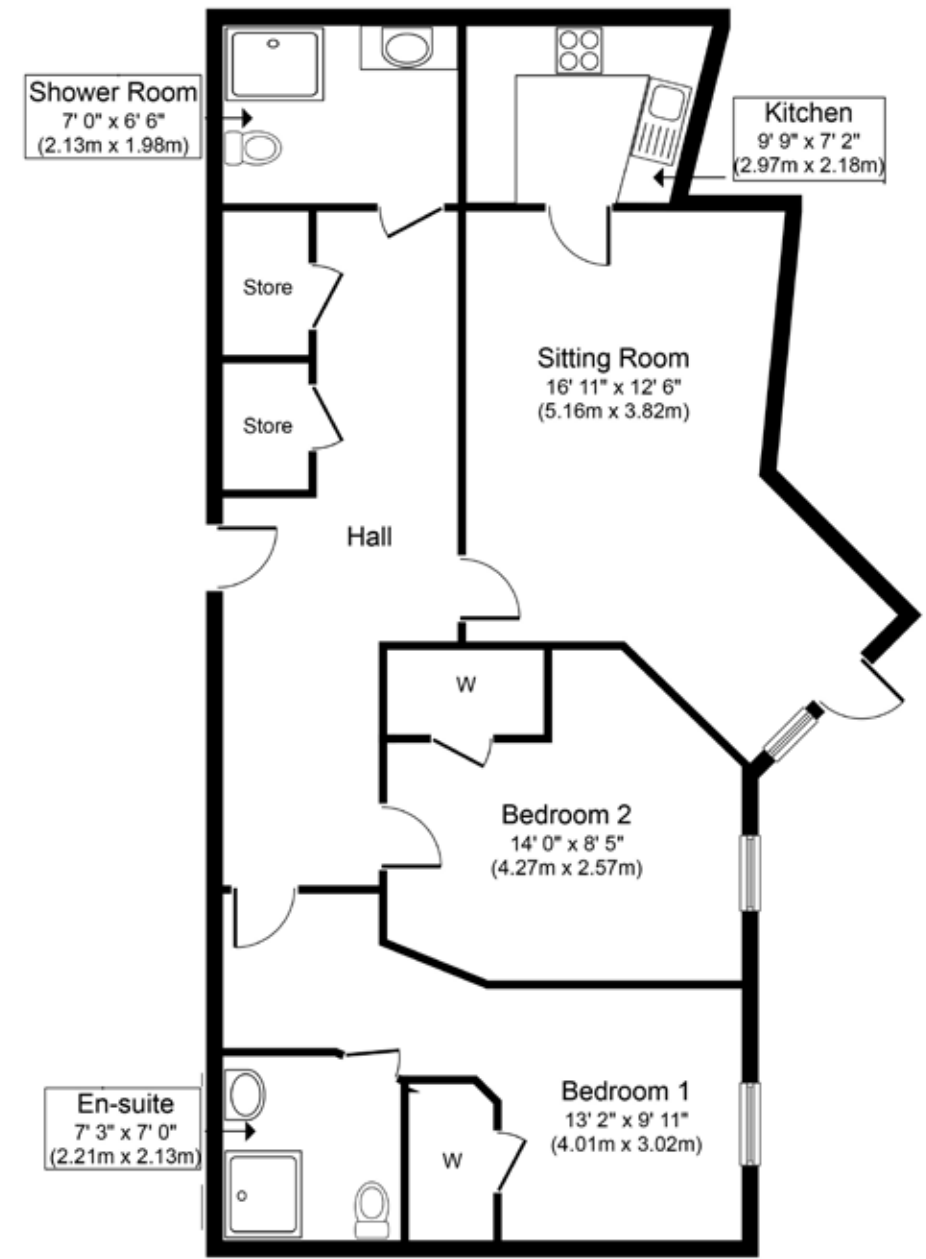
Upon entering the property, it is clear that the apartments have been designed with the homeowners in their thoughts. The entrance hallway is large and welcoming, the bathrooms and en-suites are spacious and easy to maintain, and the apartments are warm and functional.

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

Both bedrooms are of impressive size, and both come with walk-in wardrobes. The principal bedroom has a modern wet room en-suite and there is also a separate fully fitted shower room.

What makes Apartment 2 stand out from the rest is that it has its own patio doors out onto the communal gardens, and has a small patio, perfect for a bistro table and chairs or flowerpots for anyone with green fingers.





Approximate Floor Area
1,014 sq. ft.
(94.2 sq. m.)

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.

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“Hunstanton has so many places to visit - the shops, the cliff gardens, the promenade, butterfly benches, and the Princess Theatre with its sunset terrace.”

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



The Green

“It's wonderful to be in the heart of Hunstanton, whilst having peace and quiet, security, and a lovely garden.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY RATING

B. Ref:- 8450-7933-7520-2045-4292

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, with 997 years remaining on lease. There is a ground rent of £510 per annum and approximately £911 Per month Service Charge

LOCATION

What3words: ///novel.unclaimed.skimmers

AGENT'S NOTE

Please note that some internal images have been virtually staged.

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SOWERBYS



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