



THE STORY OF

40 Eastland Grange

Hunstanton, Norfolk

SOWERBYS

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40 Eastland Grange

Valentine Road, Hunstanton, Norfolk
PE36 5FA



One Bedroom First Floor Apartment

Secure Parking Space Included in Sale

Overs 70s Complex

McCarthy and Stone Retirement Living Plus Range

Situated Close to Hunstanton Town Centre

Walking Distance from Seafront and
Next to Sainsbury's Supermarket

Communal Lounge, Bistro, and Laundry
Room with a House Manager

Separate Shower Room

One Hour Domestic Cleaning Per Week,
and Water Rates Included

No Onward Chain



SOWERBYS HUNSTANTON OFFICE

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“The communal garden is
a great place to enjoy your time.”

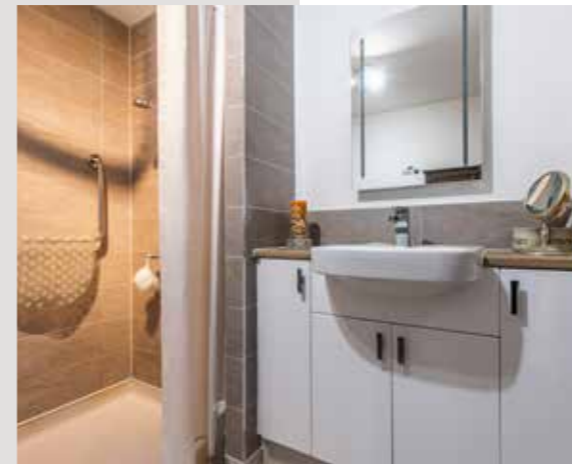
For those seeking a slower pace of life, this Victorian town offers modern amenities blended perfectly with a sense of times gone by.

Eastland Grange is an over 70s complex of lovely apartment homes for retirees, run by McCarthy & Stone, a well-established company with a growing reputation for care and quality throughout. There is an excellent lounge area, a great place to socialise.

Apartment 40 is located on the first floor and within close proximity to the lift.

The largest design of the one-bedroom apartments within the building, the outlook over the stunning communal garden is made more perfect when combined with a lovely Hunstanton sunset.

The apartment itself feels spacious, making living here very comfortable. The entrance hallway is warm and welcoming where you then effortlessly lead to the lounge, bedroom, and modern shower/wet room. The bedroom is of a good size and has a built-in wardrobe, perfect for storing an assortment of clothes and garments.



The kitchen is well-appointed, but with the added bonus of the subsidised on-site bistro, you may make the decision whether you cook for yourself, or dine out.

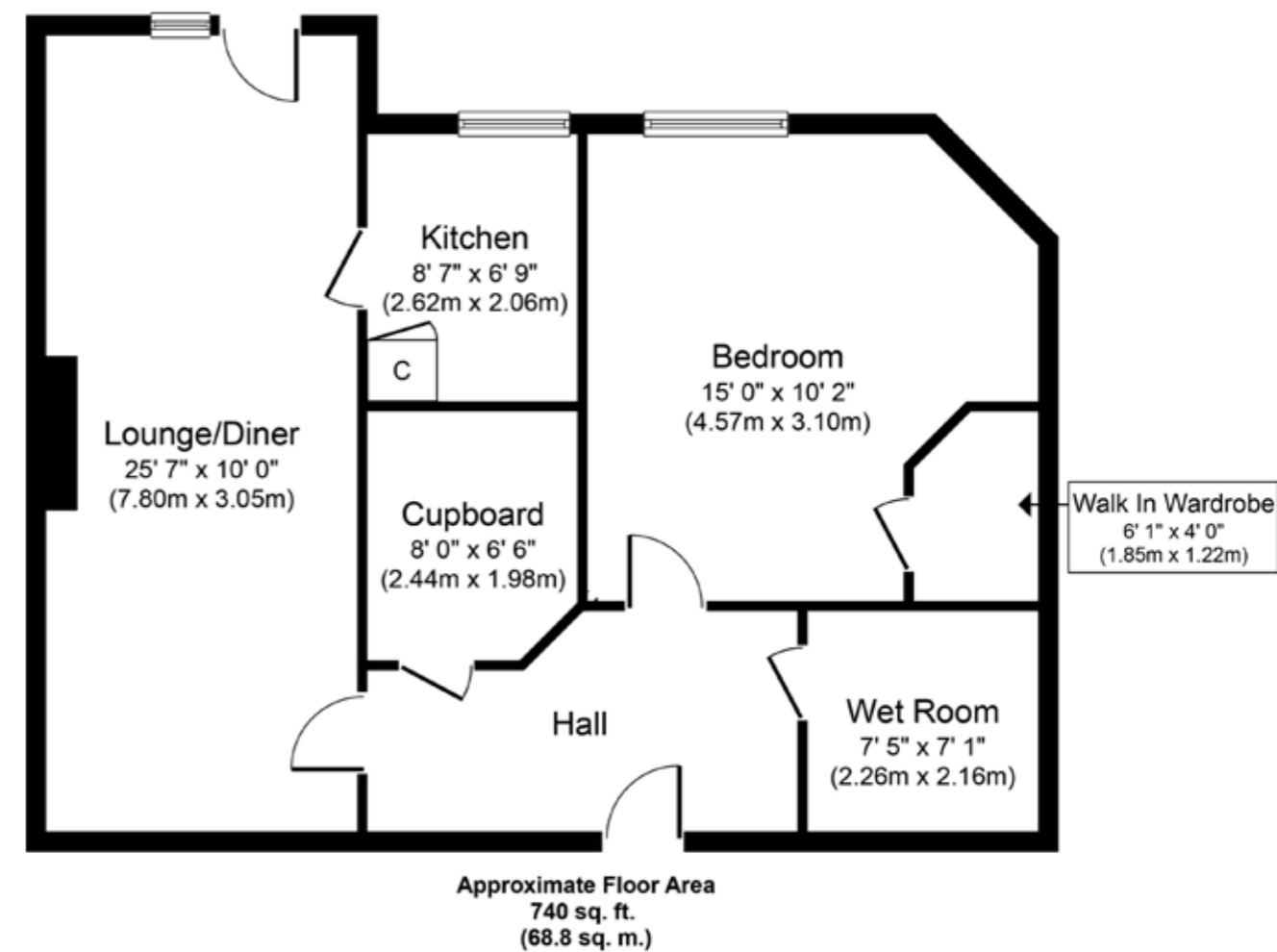
Safety and convenience has been thought about too with all electric sockets, telephone ports, television outputs at waist height - with Sky capability available too.

The service charge for the apartment covers an assortment of areas, all benefiting a lifestyle of living at Eastland Grange. These include: a reception desk for any needed assistance, a qualified house manager, 24/7 staffing, all-day emergency care system, support for daily living activities, security door entry system for staff and visitors, guest suites, an one of domestic cleaning per week, and extra care packages available - at an extra cost.

The charges also cover the upkeep of the communal areas which include a large lounge and a subsidised bistro, services and maintenance to communal areas, water rates to these areas (and apartments), use of the laundry room, upkeep of gardens and grounds, external building maintenance, window cleaning, and for building insurance.

Homes here feel very secure. The lovely gated and walled communal garden is a great sun trap and you will also own an allocated parking space, nestled within the parking lot. With no onwards chain, you can start to enjoy 40 Eastland Grange straight away and relax in coastal retirement bliss, an ideal way to de-stress your life...





SOWERBYS — a new home is just the beginning

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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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 flock 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 Sowerbys



“An evening stroll along the beach is one of the nicest ways to enjoy this Victorian town.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heaters.

COUNCIL TAX

Band B.

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. 996 Years remaining on the lease.

Ground rent £435pa.

Approximately £685 per month service charge, full details for what this covers found within the property description.

LOCATION

What3words: ///reputable.knitted.then

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



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