



THE STORY OF

Flat 20 Eastland Grange

Hunstanton, Norfolk

SOWERBYS



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Flat 20 Eastland Grange

16 Valentine Road, Hunstanton, Norfolk
PE36 5FA

No Onward Chain

First Floor, South-Facing Apartment

Garden Views

Light and Spacious Sitting Room
with Juliet Balcony

Modern Kitchen with Integrated Appliances

Double Bedroom with Walk-In Wardrobe

Domestic Assistance Included
Within the Service Charge

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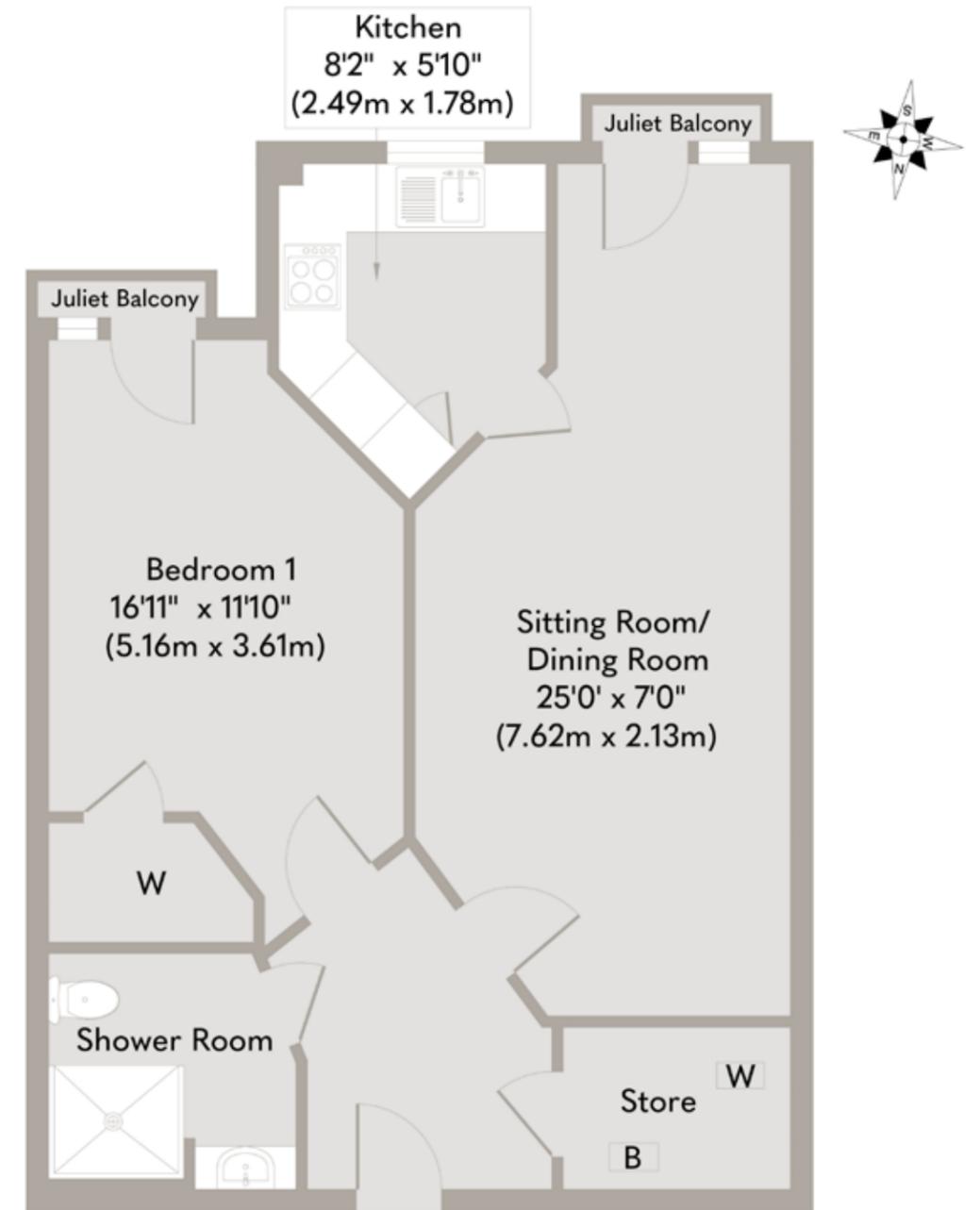
Set on the first floor of Eastland Grange, this well-presented one-bedroom apartment enjoys a bright south-facing aspect with views over the communal gardens, creating a light and comfortable place to call home.

The apartment has been thoughtfully designed with ease of living in mind. The sitting room is a particularly pleasant space, with a full-height window and French door opening to a Juliet balcony, allowing natural light to pour in throughout the day and offering a gentle connection to the outside. There is ample room for both seating and dining, making it equally suited to quiet afternoons or hosting visiting family.

A separate kitchen is neatly arranged with modern units and integrated appliances, while the double bedroom is well-proportioned and benefits from a walk-in wardrobe. The wet room is stylish and practical, designed for convenience and accessibility.

Eastland Grange itself provides a reassuring and sociable environment, with a communal lounge, landscaped gardens and an on-site bistro available for residents to enjoy. For those who value a balance of independence and support, the development offers on-site management and care services, along with the added benefit of regular domestic assistance included, helping to make day-to-day living that little bit easier.

Offered with no onward chain, the apartment is ready for a straightforward move.



Ground Floor
Approximate Floor Area
619 sq. ft
(57.54 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

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



“On-site management and care services, helping to make day-to-day living that little bit easier.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

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. Length of lease, years remaining, charges payable, etc. 999 years from 1st June 2018. Ground rent: £435 per annum Annual Service charge: £9,892.82.

LOCATION

What3words: ///segmented.families.heavy

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SOWERBYS

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