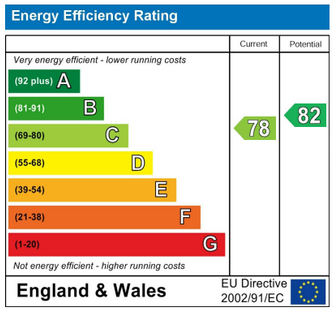
DIRECTIONS

SAT NAV: PE36 5FA



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Brittons Estate Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

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16 Valentine Road Hunstanton PE36 5FA

ONE BEDROOM RETIREMENT APARTMENT WITH COMMUNAL GARDENS, ONSITE RESTAURANT AND A COMMUNAL LOUNGE

Hunstanton **£175,000 Leasehold**

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HUNSTANTON
Hunstanton is a popular coastal town offering a great balance of seaside living and everyday convenience. The town provides a good selection of local amenities, including independent shops, supermarkets, cafés, restaurants, pubs and a range of leisure facilities. The seafront and promenade are ideal for coastal walks, while the beach and surrounding countryside provide plenty of opportunities for outdoor recreation. Hunstanton also benefits from a number of schools, healthcare facilities and community services, with further amenities available in the surrounding villages and nearby King's Lynn. With its attractive coastline, relaxed atmosphere and range of facilities, Hunstanton is a desirable location for families, retirees and those looking to enjoy a coastal lifestyle.

HALL
Door to large walk-in storage/airing cupboard. 24-hour Tunstall emergency response pull cord system, security door entry system, smoke detector, spot lights, fitted carpet, and programmable panel heater. Doors lead to the lounge, bedroom and the wet room.

LOUNGE DINER 24'11 x 11'5 (7.59m x 3.48m)
Large window and Juliet balcony which overlooks the gardens and car park side to the rear aspect. Fitted carpet and programmable panel heater. Part glazed door lead into a separate kitchen.

KITCHEN 8'1 x 5'10 (2.46m x 1.78m)
Modern fitted kitchen with a range of white high gloss base and wall units. Sink with drainer. Window to the rear aspect with blind and remote control. Integrated waist height electric oven (for minimal bend) and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Tiled floor.

BEDROOM 13'6 x 10'2 (4.11m x 3.10m)
Window to rear aspect providing views of the gardens. Fitted carpet and programmable panel heater. Door leading to a walk in wardrobe with hanging rails and shelving.

SHOWER ROOM 7'3 x 6'6 (2.21m x 1.98m)
Purpose built wet room with non slip flooring, walk in shower unit with grab rails and curtain. WC. Wash hand basin with vanity unit storage cupboard and wall mounted mirror with built in light above. Heated towel rail.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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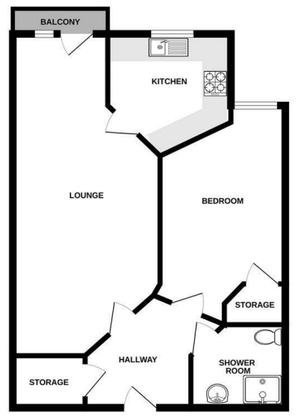
Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do

This bright and spacious west-facing one-bedroom apartment is situated on the second floor of the desirable McCarthy Stone Retirement Living PLUS development at Eastland Grange, Hunstanton. The apartment benefits from lift access, a spacious lounge with Juliet balcony, modern fitted kitchen, generous bedroom with walk-in wardrobe and accessible wet room. Enjoy lovely communal garden views and spectacular sunsets.

The development offers an on-site bistro restaurant with waitress service, homeowners' lounge, landscaped gardens, laundry room and mobility scooter storage. One hour of domestic assistance per week is included in the service charge, with additional domestic assistance and personal care packages available. Other benefits include 24-hour on-site staffing, emergency call system and an on-site Estate Manager.

Conveniently located next to Sainsbury's and within easy reach of Hunstanton town centre and seafront. Part exchange, benefits and entitlements advice, removals and solicitor services are available. Viewings are strongly recommended.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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