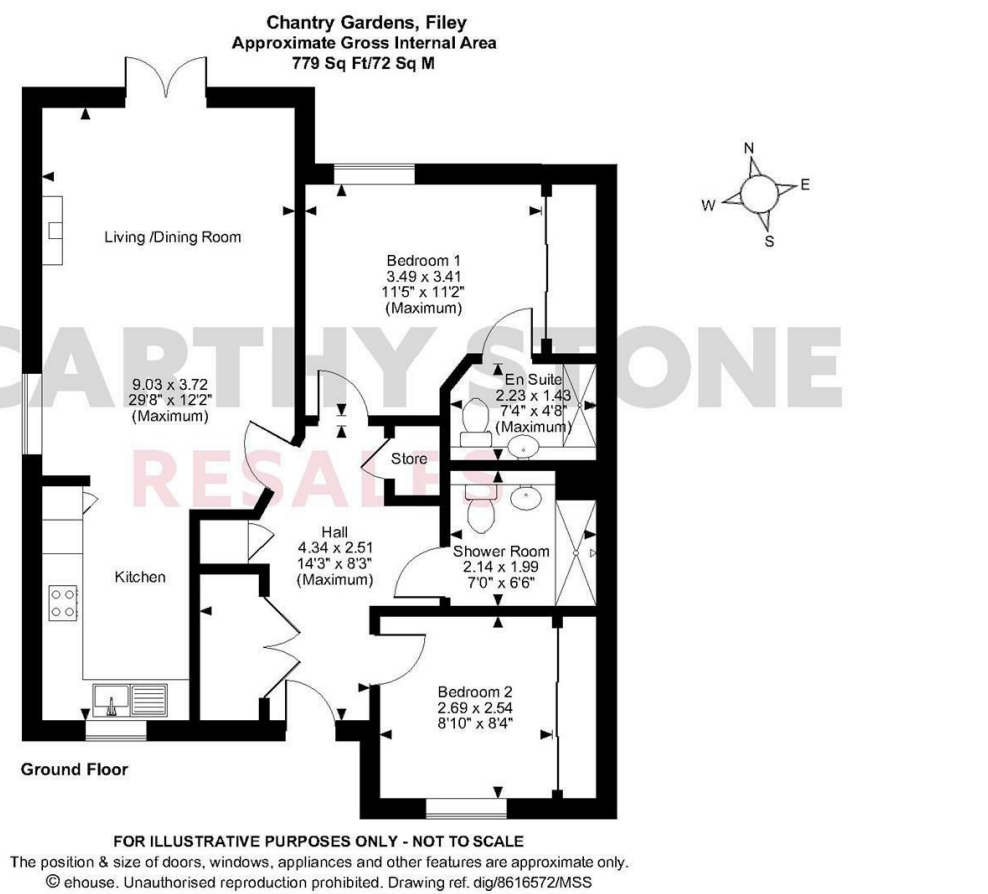
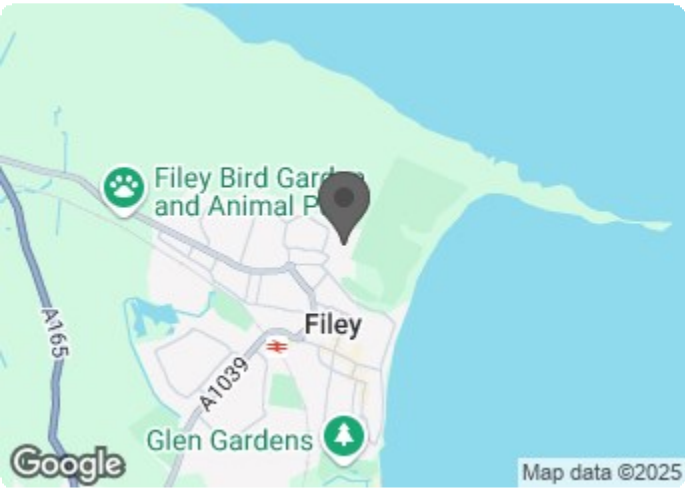


18 Chantry Gardens

Church Cliff Drive, Filey, YO14 9FB



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Asking price £335,500 Freehold

A STUNNING TWO-BEDROOM FREEHOLD RETIREMENT BUNGALOW, set within the exclusive Chantry Gardens gated development in Filey. This beautifully maintained home benefits from a private driveway and a delightful rear garden that backs directly onto Filey Brigg Country Park, offering complete privacy with no properties overlooking. An exceptional setting in a peaceful and secure community.

Call us on 0345 556 4104 to find out more.

Church Cliff Drive, Filey

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

The development comprises 20 freehold bungalows and the Brigg Court apartments, as well as landscaped communal gardens. Within Brigg Court is a Homeowners' Lounge, which affords the opportunity for bungalow owners to partake in the social activities taking place within the community. There is a guest suite within Brigg Court for visitors who wish to stay (additional charges apply).

Local Area

Home to miles of magnificent beaches, glorious gardens and the famous Filey Brigg - a narrow rock peninsula - Filey is the perfect place to enjoy the outdoors. Take a short stroll through the award-winning Crescent Gardens, where you can listen to brass band concerts from the bandstand with unrivalled views across the bay. Enjoy a spot of bird watching from the Brigg or perhaps even have a go at hang-gliding! Build sandcastles with the little ones and take a snooze in a deck chair at Filey seafront.

If you're a keen golfer or fancy taking up a new hobby, Filey Golf Club - with an 18-hole course as well as a 9-hole short course that's perfect for beginners. Closely located is the beautiful Filey Brigg Country Park. A tranquil fishing town it may be, but that

doesn't mean there's nothing happening. Filey hosts a wide range of musical events, from jazz and blues performances at the concert hall to the annual Filey Steampunk event. Slow your pace of life and enjoy all that this serene coastal town has to offer.

Entrance hall

Front door with spy hole leads to the large entrance hall. From the hallway there's a walk-in utility cupboard with washer/dryer and gas combi boiler. Two further storage cupboards, smoke detectors and doors leading to living room/diner, bedrooms and bathroom.

Lounge

A bright and spacious dual aspect open plan living room, double glazed doors lead to a patio area, with your own garden. The kitchen/diner boasts a window to the front. Telephone & TV point.

Kitchen

The open plan kitchen/diner fitted with a range of modern and high quality wall and base units with worktop and up stand. Integrated fridge/freezer, slimline dishwasher, electric 'Bosch' waist level oven & hob, built in canopy extractor. Sink with lever tap and window above. Ceiling down-lights, Ceramic floor tiling.

Bedroom One

Bright and airy room with a large window, overlooking the private garden, and a built in wardrobe. TV & phone points.

Ensuite

Fully fitted suite consisting of contemporary white hand basin with vanity unit with mirror over and shaver socket. Large shower cubicle and WC. Fully tiled shower and half height tiling elsewhere. Large chrome heated towel rail. Ceramic floor tiles. Ceiling down-lights.

Bedroom Two

Spacious double room with large window and built in wardrobe

Shower room

Situated off the hallway so perfect for guests, fully fitted suite comprising of a walk in shower, hand basin with vanity unit and mirror over. WC. Chrome heated towel rail. Ceiling down lights.

2 bed | £335,500

Outside

Automatic electric gates provide access to the shared, private road leading to the bungalow with its own private driveway at the front of the property. To the rear is a private, fenced garden with uninterrupted views towards the cliff tops and the Cleveland Way footpath.

Service charge

- Service Charge includes -
- Cleaning and general maintenance of the private roadways
 - Street lighting
 - Mowing of front lawns
 - Window cleaning
 - A contribution to communal garden maintenance
 - A contingency fund for the freehold bungalows
 - 24 call system, House Manager

The service charge is £1,774.78 per annum for financial year end Feb 2026. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or House Manager.

Additional Information & Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

