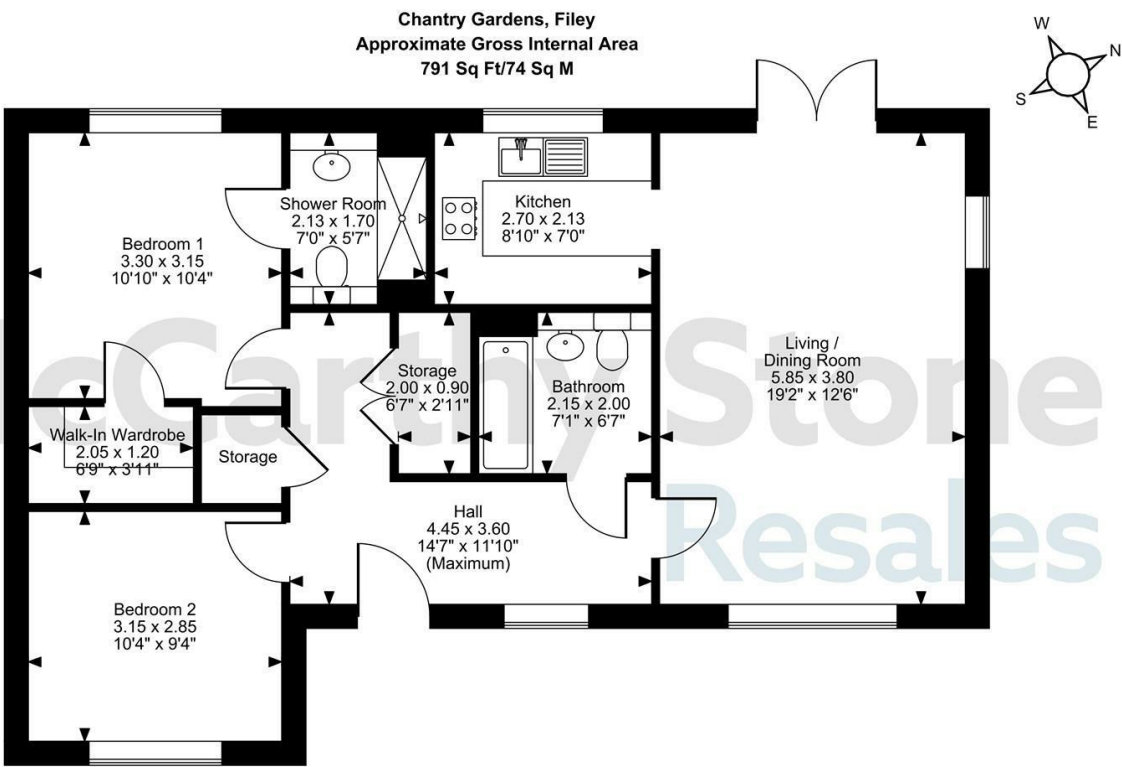
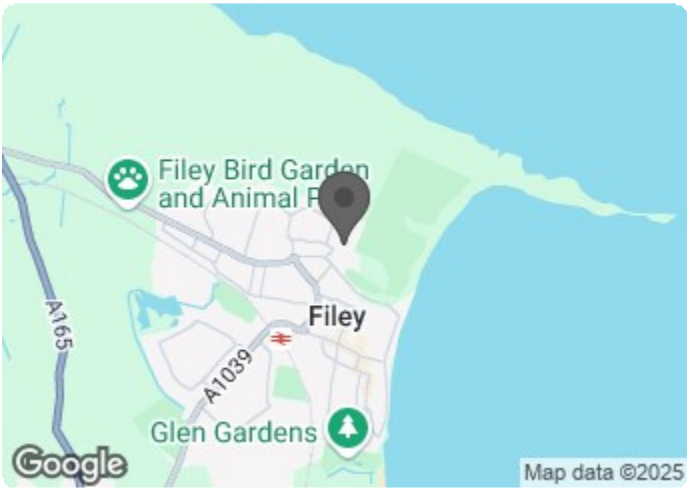


7 Chantry Gardens

Church Cliff Drive, Filey, YO14 9FB



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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 £360,000 Freehold

**\*\*Viewings Highly Recommended\*\*** A BEAUTIFUL TWO BEDROOM DETACHED FREEHOLD RETIREMENT BUNGALOW IN THE EXCLUSIVE CHANTRY GARDENS GATED DEVELOPMENT in Filey. This property includes a PRIVATE GARDEN, CAR PARKING with ELECTRIC CAR CHARGER, BATHROOM & EN-SUITE SHOWER.

Call us on 0345 556 4104 to find out more.



# Chantry Gardens, Filey

### 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. Emergency intercom system, smoke detectors and doors leading to living room/diner, bedrooms and bathroom.

### Lounge

A bright and spacious triple aspect living room, double opening double glazed doors lead to a westerly aspect patio area and your own garden. Telephone & TV point, two ceiling light points.

### Kitchen

The kitchen is 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 1

Bright and airy room with a large window, overlooking the private garden, walk-in wardrobe. TV & phone points. Door to en-suite.

### 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



# 2 bed | £360,000

tiling elsewhere. Large chrome heated towel rail. Ceramic floor tiles. Ceiling down-lights.

### Bedroom 2

Double bedroom with front aspect window.

### Bathroom

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

### Outside

Automatic electric gates provide access to the shared, private road leading to the bungalow with its own private parking at the front of the property with electric car charger. To the rear is a private, fenced garden with wooden shed.

### 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 February 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 and Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Gas central heating
- Mains drainage

