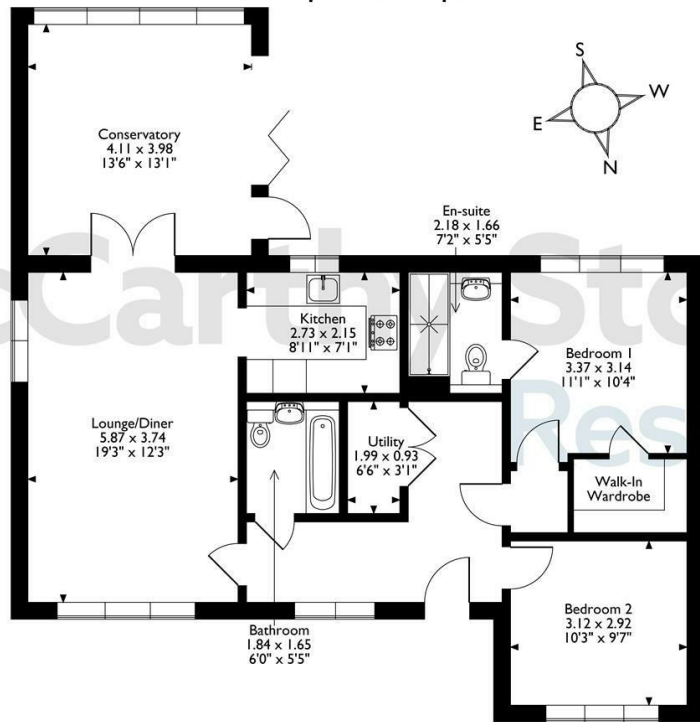


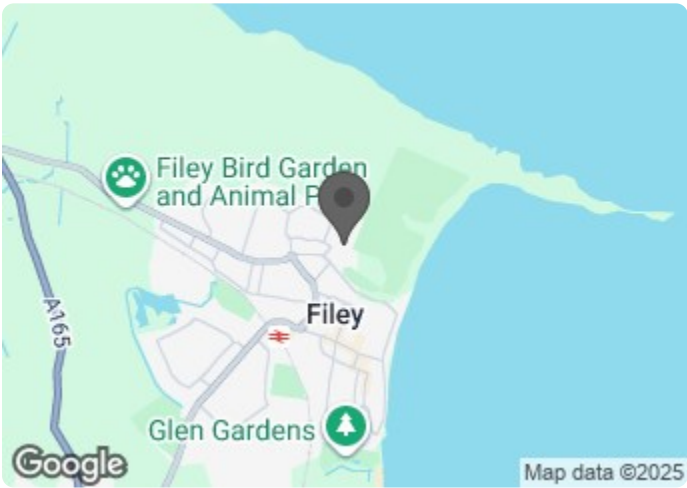
8, Chantry Gardens, Filey
Approximate Gross Internal Area
92 Sq M/990 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



8 Chantry Gardens

Church Cliff Drive, Filey, YO14 9FB



Offers over £400,000 Freehold

A stunning two-bedroom detached freehold retirement bungalow, set within the exclusive gated community of Chantry Gardens in Filey. This beautifully presented home boasts a bright, modern conservatory that opens onto a private garden, perfect for relaxing or entertaining. Additional features include dedicated parking with an electric car charging point, a spacious living/dining room, a contemporary bathroom, and a stylish en-suite shower room. An ideal opportunity to enjoy secure, low-maintenance coastal living in a peaceful and sought-after development.

Call us on 0345 556 4104 to find out more.

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Chantry Gardens, 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.
- 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

With miles of sweeping beaches, glorious gardens, and the striking Filey Brigg – a narrow rocky peninsula that juts dramatically into the sea – Filey is the ideal spot to embrace the great outdoors. Take a leisurely stroll through the award-winning Crescent Gardens, where summer brass band concerts fill the air and panoramic views stretch across the bay. Try birdwatching from the Brigg, get a thrill from hang-gliding, or simply build sandcastles with the little ones before unwinding in a deck chair along the traditional seafront.

Golf enthusiasts and newcomers alike will enjoy Filey Golf Club, which offers both a full 18-hole course and a 9-hole short course perfect for beginners. Just nearby, Filey Brigg Country Park provides scenic walks and peaceful picnic spots. Despite its



tranquil, small-town charm, Filey boasts a lively cultural calendar – from jazz and blues concerts at the local hall to the colourful and quirky annual Filey Steampunk Festival.

Better still, the beach, local shops, bus stops and Filey town centre are all just a 10-minute walk away, making everything you need easily accessible without a car. Whether you're seeking relaxation or inspiration, Filey is a place to slow down and soak it all in.

Entrance hall

Front door with spy hole opens into a spacious entrance hall, featuring a walk-in utility cupboard with a washer/dryer. The hallway is equipped with a smoke detector and emergency intercom system, with doors leading to the living/dining room, both bedrooms, and the bathroom.

Lounge

A bright and spacious triple-aspect living room featuring double glazed French doors that open into a south-facing conservatory and private garden. The room includes TV and telephone points, along with two ceiling light fittings.

Conservatory

A large, modern conservatory serves as a wonderful extension of the living space, designed to maximise natural light throughout the day. With full-height double glazed windows and doors, it offers seamless access to the private patio and garden are ideal for enjoying morning coffee, al fresco dining, or simply relaxing while taking in the outdoors. Whether used as a sunroom, reading nook, or entertaining space, the conservatory provides a bright, tranquil setting that can be enjoyed year-round with underfloor heating..

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.



2 bed | £400,000

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 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.

Garden

An electric awning extends over the entire patio area, providing adjustable shade and shelter at the touch of a button – perfect for outdoor dining, relaxing in comfort, or enjoying the garden in all weather conditions.

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 annual service charge is £1,774.78 for financial year ending 28th 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

