

99 Marton Gate | Bridlington | YO16 6ZJ

Asking Price £125,000

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Chestnut Court, Bridlington

A beautifully presented one-bedroom retirement apartment, offering comfortable, low-maintenance living within an established McCarthy & Stone development in the popular coastal town of Bridlington.

Situated on the second floor, this attractive apartment combines bright, well-proportioned accommodation with the reassurance of an on-site House Manager, a 24-hour emergency call system and a welcoming community environment.

With landscaped communal gardens, excellent residents' facilities and Bridlington's coastline and amenities within easy reach, the property presents an appealing opportunity to enjoy a relaxed and independent retirement lifestyle.

- BEAUTIFULLY PRESENTED ONE-BEDROOM RETIREMENT APARTMENT
- BRIGHT, SPACIOUS LOUNGE WITH GARDEN VIEWS
- GENEROUS DOUBLE BEDROOM WITH WALK-IN WARDROBE
- EXCLUSIVE MCCARTHY & STONE DEVELOPMENT FOR OVER 60S
- SECOND FLOOR POSITION WITH JULIET BALCONY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY SHOWER ROOM WITH WALK-IN SHOWER
- HOUSE MANAGER AND 24-HOUR EMERGENCY CALL SYSTEM















The Apartment

Extending to approximately 495 sq ft (46 sq m), the apartment has been thoughtfully designed to provide practical, comfortable accommodation with an emphasis on accessibility and ease of living.

The welcoming entrance hallway provides access to all principal rooms and incorporates a useful walk-in storage cupboard.

The spacious lounge offers ample room for both seating and dining furniture, with a Juliet balcony allowing natural light into the room and providing pleasant views towards the landscaped communal gardens. An attractive fireplace creates a focal point, while glazed double doors lead into the adjoining kitchen.

The fitted kitchen features a range of wall and base units, complementary work surfaces and integrated appliances, including an oven, ceramic hob, extractor, fridge, freezer and washer/dryer. A double-glazed window provides additional natural light.

The generously proportioned double bedroom benefits from a walk-in wardrobe with fitted shelving and hanging space, offering excellent storage without compromising the main bedroom accommodation.

Completing the apartment is a contemporary shower room featuring a walk-in shower, vanity washbasin, WC and heated towel rail.

Additional practical features include electric heating, double glazing and an emergency assistance system.

The Development

Constructed by McCarthy & Stone, Chestnut Court is an established retirement development comprising 32 one and two-bedroom apartments, exclusively designed for residents aged 60 and over.

The development has been designed to balance independent living with security, convenience and opportunities for social interaction.

A dedicated House Manager oversees the day-to-day running of the development, while a 24-hour emergency call system provides additional reassurance.

Residents can enjoy a comfortable communal lounge, ideal for socialising with neighbours or relaxing outside their own apartment.

The beautifully maintained landscaped gardens feature established planting, terraces and seating areas, creating attractive outdoor spaces to enjoy throughout the year.

A guest suite is available for visiting friends and family, subject to availability and additional charges.

Further facilities include lift access to all floors, a camera entry system, mobility scooter storage and residents' parking through a permit scheme, subject to availability.

Pets are permitted in accordance with the development's rules and any applicable consent requirements.

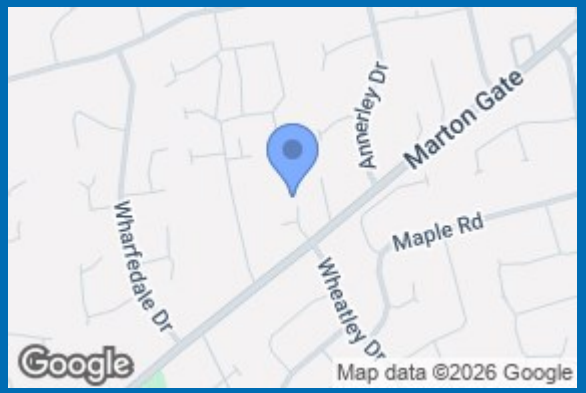
Location & Lifestyle

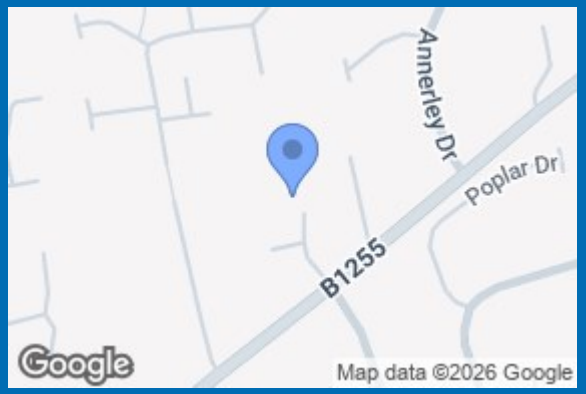
Situated in the popular East Yorkshire seaside town of Bridlington, Chestnut Court offers an appealing setting for those seeking a relaxed coastal retirement without sacrificing access to everyday amenities.

Bridlington is renowned for its sweeping sandy beaches, picturesque harbour and attractive seafront promenade, providing opportunities for leisurely walks, fresh sea air and enjoying the changing seasons.

The town centre offers a varied selection of independent shops, cafés, restaurants and





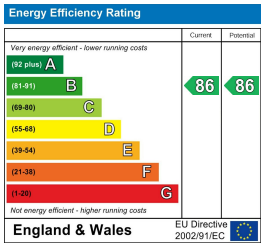






1 Bedroom Apartment
2 Bedroom Apartment
Communal Areas
Staff Areas
Roof Area

E - Entrance
F - Foyer
GS - Guest Suite
K - Kitchen
L - Lift
MSS - Mobility Scooter Store
Of - Office
S - Store
S-S - Sub-Station
U - Utility Room



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