



Flagship Park, Flag Hill Great Bentley, CO7 8RE

Sheens Estate Agents are pleased to offer for sale this beautifully presented TWO BEDROOM FULLY RESIDENTIAL PARK HOME for over 50s. The park home is located in the popular 'Flagship Park' park site. The park home benefits from being offered with NO ONWARD CHAIN and having off street parking. The park home is situated approximately 4 miles from Clacton-on-Sea's train station, town centre and seafront. The property is positioned within 8.5 miles of Colchester City centre. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge/Diner 19'2 x 15'8 max
- Kitchen 11'4 x 9'3
- En-Suite
- Gas Central Heating (n/t)
- Off Street Parking
- Over 50s
- Fully Residential
- No Onward Chain
- Council Tax Band A



Price £172,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Built in storage cupboard. Loft access. Radiator. Door to:



LOUNGE/DINER

19'2 max x 15'8

Double glazed double doors to Veranda. Velux window. Two radiators. Built in fireplace. Double glazed window to front. Double glazed window to side. Double glazed bay window to side. Opening to:



KITCHEN

11'4 x 9'3

Fitted kitchen suite comprising: Granite effect rolled edge work surfaces with grey wall mounted cabinets and a range of cupboards and drawers below. Cupboard housing gas combination boiler. Inset single drainer stainless steel sink unit with mixer tap. Inset fridge freezer. Inset dishwasher. Inset oven. Inset hob with extractor hood above. Inset washer dryer. (All appliances not tested). Tiled splash backs. Radiator. Double glazed door to garden. Double glazed window to side. Velux window.



BATHROOM

6'5 x 6'3

Modern three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboards below. "P" shaped bath with shower attachment above (not tested). Heated towel rail. Double glazed window to side. Partly tiled walls.



BEDROOM ONE

10'11 x 9'4

Built in storage cupboards. Radiator. Double glazed bay window to side. Door to:



EN-SUITE

6'7 x 5'2

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboards below. Corner step in shower cubical with wall mounted shower attachment above (not tested). Heated towel rail. Partly tiled walls. Double glazed window to rear.



BEDROOM TWO

9'3 x 9'2 max

Built in storage cupboard. Radiator. Double glazed window to side.



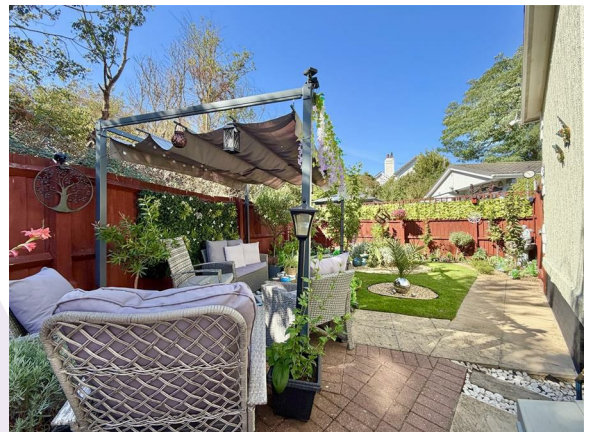
VERANDA

Paved veranda enclosed by wooden railings.



OUTSIDE REAR

Landscaped garden including shingled borders with flowers and shrubs. Additional paved patio area. Wooden storage shed. Enclosed by panel fencing. Side access leading to outside front.



OUTSIDE FRONT

Paved patio stairs leading to front door. Paved patio area providing off street parking for multiple vehicles.



Material Information (Park Home)

Monthly ground rent/site fee amount (£329.00 Including water): Ground rent review period: Yearly

Age Restriction: Over 50's

Pets: Two Pets Allowed - Cat or Dog

Council Tax: Tendring District Council; Council Tax Band - A ; Payable 2026/2027 £1562.40 Per Annum

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Outside of the property was painted in September 2025.

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

JB 08/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

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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Selling properties... not promises

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