



## Flagship Park, Flag Hill Great Bentley, CO7 8RE

Located on the popular 'FLAGSHIP PARK', Sheens Estate Agents are pleased to offer this TWO BEDROOM FULLY RESIDENTIAL PARK HOME in a gated community. This property is being offered with NO ONWARD CHAIN. The property is conveniently positioned in a semi rural setting and is within four and a half miles of Clacton-on-Sea's town centre and seafront with Colchester's historic town centre within ten miles. An early inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 19'2 x 11'1 Lounge
- 12'9 nar to 11' x 9'2 Kitchen
- Gas Central Heating (n/t)
- Walk-In Wardrobe & En-Suite
- Fully Residential
- Over 50's
- No Onward Chain
- Council Tax Band A

**Price £150,000 Non-traditional**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALLWAY

Radiator. Built in storage cupboard. Doors to:



## LOUNGE

19'2 x 11'1

Radiator. Fire place. Projector. Open access to Dining Room.  
Double glazed windows to front and side.



### KITCHEN

9'2 x 12'9 nar to 11'

Fitted with a range of cream fronted panelled units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated fridge/freezer. Integrated dishwasher (not working). Integrated washing machine. Double glazed window to rear. Doors leading to outside rear.



## DINING ROOM

9'7 x 9'3

Radiator. Double glazed window to front.

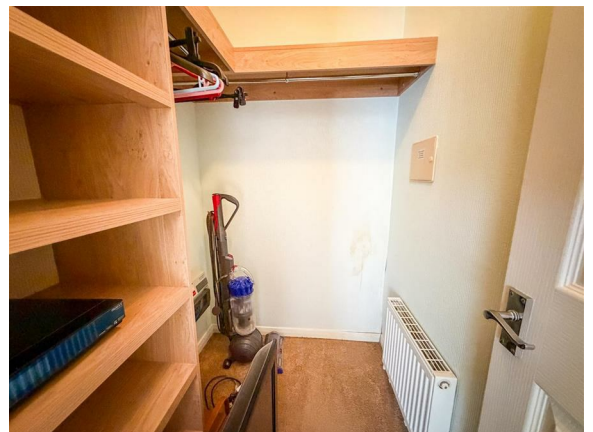


## BEDROOM ONE

9'3 x 9'2

Radiator. Doors to walk-in wardrobe and en-suite. Double glazed window to rear.

## WALK-IN WARDROBE



## EN-SUITE

Low level W/C. Pedestal hand wash basin. Cornered shower cubical with wall mounted shower attachment (not tested). Double glazed window to side.



## BEDROOM TWO

9'4 x 9'4 nar to 7'4

Built in wardrobe. Radiator. Double glazed window to front.



## BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath. Double glazed window to front.



## OUTSIDE - FRONT

Hard paved area providing off street parking. Area which is laid to lawn. Side gate providing pedestrian to outside rear.



### OUTSIDE - SIDES & REAR

Shingled area. Timber shed. Area which is laid to lawn. Studio provided with electric power. Hard paved patio area. Enclosed by panelled fencing.



ALTERNATE VIEW OF SIDE & REAR GARDENS



GATED PARK ENTRANCE



## Material Information (Park Home)

Monthly ground rent/site fee amount (£322.88 Including water): Ground rent review period:

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.

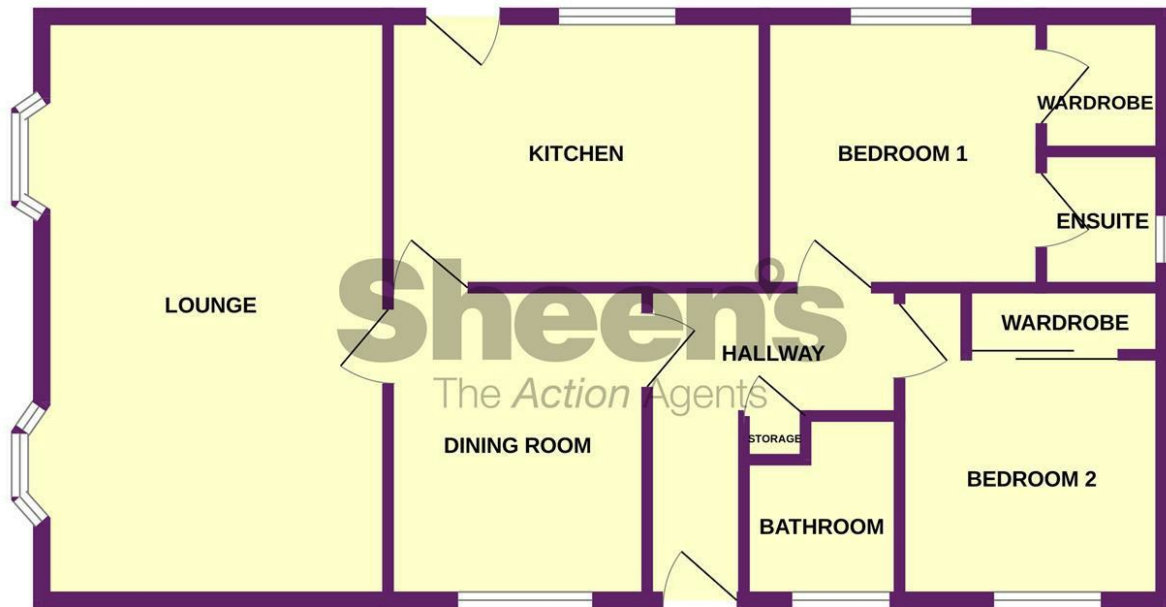
As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken 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.

## 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.



## GROUND FLOOR



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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