



BLAKE & THICKBROOM



**FLAG HILL,  
GREAT BENTLEY, ESSEX, CO7 8RE  
£135,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

OPEN TO OFFERS / NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this fully residential two bedroom park home benefitting from generous accommodation, off road parking and a South facing rear garden. A viewing is highly recommended to appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road for some distance leading into West Road. Proceed past the golf course and at the roundabout turn right into Jaywick Lane. At the far end of Jaywick Lane turn left into St Johns Road. Proceed along this road following the signs for St Osyth, proceeding past the petrol station on the right, down the hill and continue along the St Osyth bypass, joining onto Colchester Road. Follow Colchester Road for approximately two miles. After passing the Creek Public House on the left hand side, turn left into the gated development, Flagship Park and the property can be found towards the end.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* ENSUITE \*

\* LOUNGE 19'1 x 15'8 \*

\* FITTED KITCHEN with APPLIANCES 11'4 x 9'3 \*

\* BATHROOM \*

\* DOUBLE GLAZING \* GAS HEATING (not tested) \*

\* SOUTH FACING REAR GARDEN \* OFF ROAD PARKING \*

\* NO ONWARD CHAIN \*

\* OVER 50s ONLY \*VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Radiator. Storage cupboard. Loft access. Doors to all rooms.

**BEDROOM ONE:** 10'11 (3.33m) x 13'8 (4.17m)

(narrowing to 9'4). Radiator. Fitted wardrobes. Double glazed bay window to side. Access to:

**ENSUITE SHOWER ROOM:**

Fitted with shower tray with sliding doors, vanity hand wash basin with cupboards below, low level WC. Heated towel rail. Extractor fan. Double glazed window to rear.

**BEDROOM TWO:** 9'3 (2.82m) x 9'2 (2.79m)

Radiator. Fitted wardrobes. Double glazed window to side.

**BATHROOM:**

Modern fitted bathroom suite comprising of P shaped bath with shower screen and shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Part tiled walls. Extractor fan. Double glazed window to side.

**LOUNGE:** 19'1 (5.82m) x 15'8 (4.78m)

Two radiators. Electric fire (not tested). Two double glazed windows to side, one double glazed window to front. French style doors to front balcony area, double glazed Velux window to side. Access to:

**KITCHEN:** 11'4 (3.45m) x 9'3 (2.82m)

Modern fitted kitchen comprising of wood effect fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, low level oven with four ring gas hob, extractor hood above, integral dishwasher, washing machine, fridge and freezer. Cupboard housing wall mounted boiler. Radiator. Part tiled walls. Double glazed Velux window to side, double glazed windows and doors leading to side.

**OUTSIDE:**

Block paved driveway to the front of the property affording access for off road parking. The front of the property is enclosed to lawn, raised balcony area enclosed by wooden panelling. Side access leading to rear garden. The rear garden benefits from a Southerly facing aspect and is mostly laid to lawn. Wooden storage shed to remain. The garden is partially retained by wooden panelled fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure - Unknown.

Council Tax Band A.

EPC Rating N/A - park home.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - cesspit.

Telephone & Broadband coverage - Unknown due to being vacant. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We are advised the site fees (including ground rent) are approximately £311 PCM. The fees include water.

Non standard property features to note - Yes. Occupancy is restricted to people of at least 50 years of age.



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