110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



West Field Lane
St. Osyth, CO16 8GW

Located in St Osyth's gated community of West Field Lane, Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. Built in 2021, the house benefits from having OFF STREET PARKING. The house is situated within 3.7 miles of Clacton-on-Sea's mainline railway station, town centre and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge / Diner 23'8 x 17'9 Max
- Kitchen Area 11'1 x 8'6
- En-Suite
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Gated Community
- Council Tax Band D
- EPC Rating B







Price £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Door to:

DOWNSTAIRS W.C.

Low level W.C. Vanity wash hand sink basin with cupboards below. Double glazed sliding window to side.

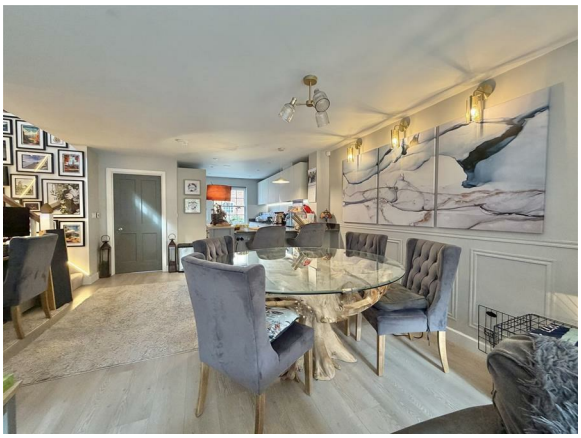




LOUNGE DINER

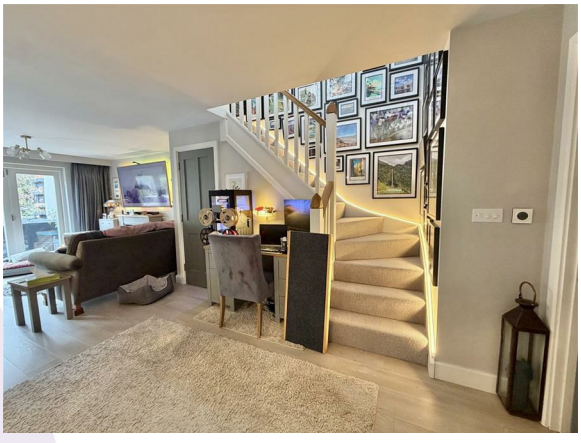
23'8 x 17'9

Stair flight to first floor. Under stairs storage cupboard. Under floor heating. Double glazed bifold doors to garden.









KITCHEN AREA

11'1 x 8'6

Fitted kitchen suite comprising: Grey granite effect square edge work surfaces with light grey wall mounted cabinets and a range of cupboards and drawers below. Inset stainless steel one and half bowl sink unit with stainless steel mixer tap. Inset oven. Inset induction hob with extractor hood above. Inset washer dryer. Inset dishwasher. Inset fridge freezer. (All appliances not tested). Double glazed sliding window to front. Under floor heating.





FIRST FLOOR LANDING

Loft access. Cupboard housing gas combination boiler. Double glazed sliding window to side. Door to:



BEDROOM ONE

14'2 max x 12'6 max

Built in storage cupboards. Radiator. Double glazed sliding window to front. Door to:



EN-SUITE

7'9 max x 7'5 max

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboard below. Step in double shower cubical with shower attachment above (not tested). Heated towel rail. Majority tiled walls. Fully tiled floor. Double glazed sliding window to front.



BEDROOM TWO

11'7 max x 10'2 max

Radiator. Double glazed sliding window to rear.



BEDROOM THREE

11'7 x 7'3

Radiator. Double glazed sliding window to rear.



BATHROOM

8'1 x 6'4

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with cupboard below. Panel bath with shower attachment above (not tested). Heated towel rail. Majority tiled walls. Fully tiled flooring.



OUTSIDE REAR

Partly paved patio with the remainder being laid to lawn. Enclosed by panel fencing. Access to garage







OUTSIDE FRONT

Paved patio providing off street parking. Paved patio pathway leading to front door.



GARAGE

Up and over door. Access from garden.

VIEWS ON SITE

Views in gated community.







Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; D Payable 2026/2027 £2299.28 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains

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

Non-Standard Property Features To Note: No

JB 09/26

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

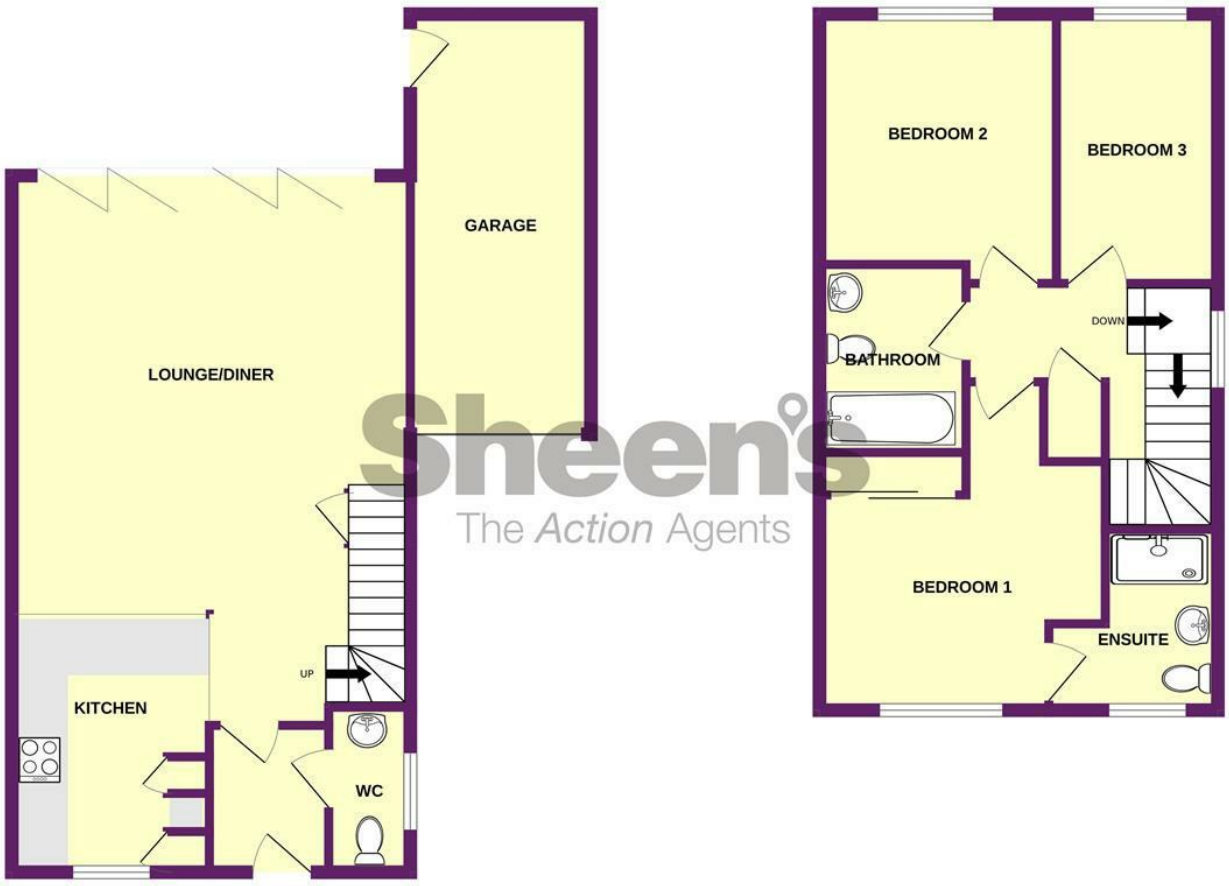
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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