



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



WEST FIELD LANE, CLACTON-ON-SEA, CO16 8GW PRICE £210,000

Guide Price £210,000 - £220,000. Built in 2022 by reputable developer City & Country, this high spec ground floor apartment offers impressive open plan living, a private rear garden. The property is situated on the gated 'West Field Lane' development in the grounds of the historic St Osyth Priory. A truly special location with plenty of open space and surrounded by beautiful architecture and rare breed livestock, residents also benefit from access to exclusive circular walk around some of the grounds.

- One Bedroom
- Well Presented
- Open Plan Living
- Ground Floor
- Private Garden
- St Osyth Village
- Allocated Parking
- EPC - B



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

OPEN PLAN KITCHEN/LIVING

20'2" 18'9 (6.15m 5.72m)



BEDROOM ONE

13'6" 10'6" (4.11m 3.20m)



SHOWER ROOM

10'6" 5'2" (3.20m 1.57m)



OUTSIDE



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Leasehold Information

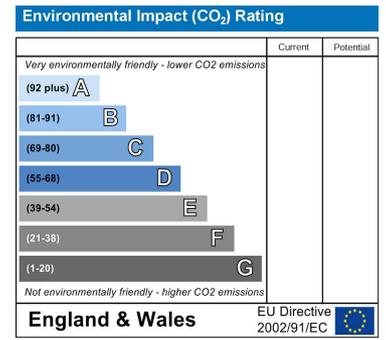
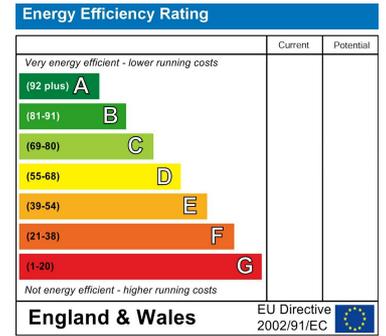
Lease Term Remaining: 121 Years
Service Charge: £850 Per Annum (INC Ground
Rent & Buildings Insurance)



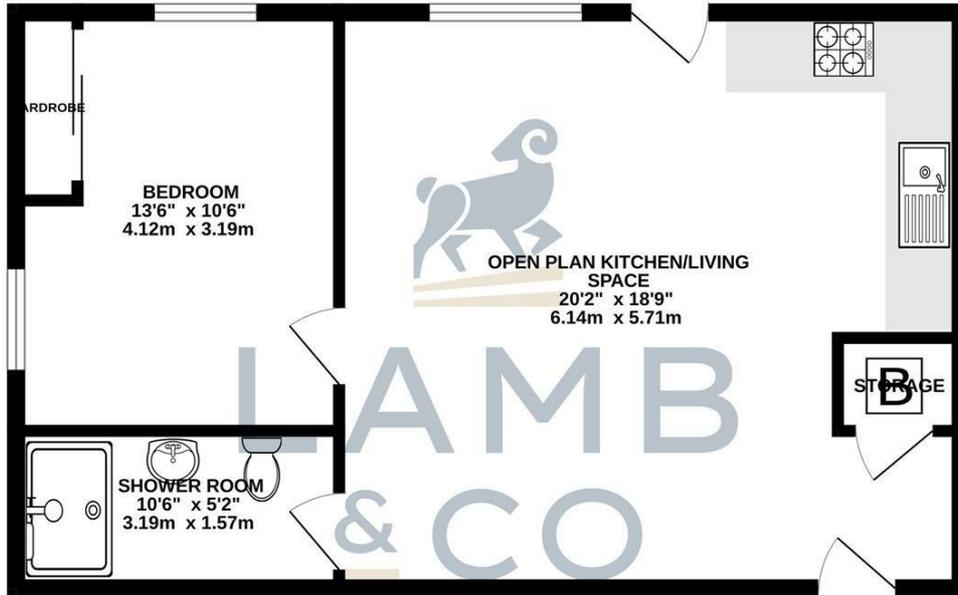
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 576 sq.ft. (53.5 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.
 Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.