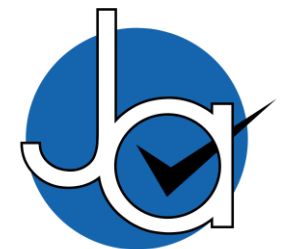




## 2 bedroom Apartment located in St. Osyth.

Guide Price  
£300,000 - £335,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# West Field Lane St. Osyth Clacton-on-Sea CO16 8GW



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2

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE OF £300,000 - £335,000 \*\*\*

Discover an exquisitely modern two-bedroom apartment on the first floor, nestled within the distinctive and enchanting estate of St Osyth Priory. John Alexander highly recommend a viewing to appreciate the standard of accommodation on offer.

### THE HOME

Embrace the essence of social elegance in the open-concept living area that merges the lounge, kitchen, and dining space, creating an inviting atmosphere for hosting gatherings.

The kitchen does not shy away from modernity, boasting Silestone countertops and a suite of integrated appliances, the apartment also features a large storage cupboard located in the hallway.

Step outside onto the charming balcony and drink in the breathtaking views.

The expansive main bedroom is not just a sleeping quarter but a multifunctional domain, offering ample room for either a chic dressing space or a functional home office setup. The convenience of a high-speed broadband connection transforms this apartment into an ideal spot for seamless remote working, alongside a practical utility room.

In the principal bedroom, experience the essence of luxury with an elegant en suite featuring high-quality Laufen Pro fixtures and sophisticated chrome fittings from Vado, complemented by stylish built-in wardrobes.

Accommodate guests or family in the sizable second bedroom, and enjoy the convenience of a chic, modern bathroom which completes this picture of contemporary living at its finest.

The also has a large loft that makes excellent storage.

### OPEN PLAN LIVING AREA

23' 7" x 14' 1" (7.19m x 4.29m)

### MASTER BEDROOM

15' 1" x 9' 9" (4.6m x 2.97m)

### EN-SUITE

### BEDROOM TWO

10' 11" x 10' 2" (3.33m x 3.1m)

### BATHROOM

### CAR PORT WITH TWO ALLOCATED SPACES (ONE UNDER COVER)

### WEST FIELD LANE

Constructed in 2022 by the well-regarded developer City & Country, this premium first-floor apartment showcases a spacious open-plan living area, a balcony with scenic field views, and an opulent shower room. Nestled within the secure 'West Field Lane' complex on the estate of the storied St Osyth Priory, this property stands in a distinguished locale, brimming with open expanses and encircled by exquisite architecture and uncommon breed animals. Occupants enjoy the privilege of a private circular trail encompassing segments of the historic grounds.





## FLOORPLAN

### FIRST FLOOR APARTMENTS 37, 38, 39, 40 AND 41



**APARTMENT 37**  
844 SQ FT (78.4 SQ M)  
Living / Kitchen / Dining  
23'7" x 14'1" (7.20m x 4.30m)  
Master Bedroom  
15'1" x 9'9" (4.62m x 2.99m)  
Bedroom Two  
10'11" x 10'2" (3.35m x 3.12m)

**APARTMENT 38**  
882 SQ FT (81.9 SQ M)  
Living / Kitchen / Dining  
23'5" x 18'0" (7.15m x 5.50m)  
Master Bedroom  
14'9" x 12'4" (4.50m x 3.76m)  
Bedroom Two  
14'9" x 8'10" (4.50m x 2.70m)

**APARTMENT 39**  
869 SQ FT (80.7 SQ M)  
Living / Kitchen / Dining  
23'5" x 18'8" (7.15m x 5.69m)  
Master Bedroom  
14'11" x 12'2" (4.55m x 3.73m)  
Bedroom Two  
10'9" x 10'8" (3.29m x 3.26m)

**APARTMENT 40**  
586 SQ FT / (54.4 SQ M)  
Living / Kitchen / Dining  
18'10" x 18'10" (5.75m x 5.75m)  
Bedroom  
14'9" x 9'9" (4.50m x 2.98m)

**APARTMENT 41**  
572 SQ FT / (53.1 SQ M)  
Living / Kitchen / Dining  
19'1" x 18'10" (5.84m x 5.75m)  
Bedroom  
14'6" x 12'11" (4.44m x 3.93m)

## DIRECTIONS

### CONTACT

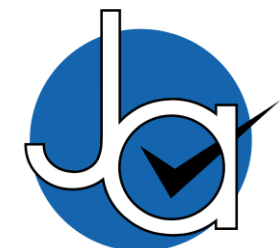
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