



## Sandy House, Sackett Road, Barking

Guide Price £290,000



- Beautifully presented two-bedroom, two-bathroom fourth-floor apartment in the desirable Sandy House development
- Constructed in 2017 by 5-star builder Bellway Homes, ensuring quality and modern design throughout
- Long 114-year lease remaining, offering peace of mind and long-term security
- Welcoming entrance hallway with access to all rooms and useful storage space
- Bright and spacious lounge opening onto a large private balcony — perfect for relaxing or entertaining
- Contemporary fitted kitchen with integrated appliances and sleek modern finishes
- Two generous double bedrooms, ideal for sharers, professionals or small families
- Master bedroom with stylish en-suite shower room, plus a modern family bathroom
- Secure entry system with video intercom, lift access, and electric gated underground parking with allocated space
- Prime location close to Barking Riverside Station and excellent transport links into London



**GUIDE PRICE - £290,000 - £310,000**

**Stylish Two Bedroom Fourth Floor Apartment with Balcony and Secure Parking in Barking IG11**

Set within the modern and sought-after Sandy House development on Sackett Road, this beautifully presented two-bedroom, two-bathroom apartment offers a perfect blend of contemporary style, comfort, and convenience. Constructed in 2017 by Bellway Homes, a renowned 5-star builder, this impressive home benefits from a long 114-year lease, providing peace of mind and long-term security for the new owner.

Positioned on the fourth floor and accessed via a lift, the property welcomes you with an inviting entrance hallway leading through to a bright and spacious lounge. This attractive living area opens out onto a large private balcony, providing an ideal space to relax or entertain while enjoying elevated views.

The modern fitted kitchen features sleek cabinetry and integrated appliances, perfectly designed for modern living. Both bedrooms are generous doubles, with the master bedroom boasting a stylish en-suite shower room, while the main family bathroom is finished to a high contemporary standard.

Further benefits include a secure video entry intercom system, electric gated fob access, and allocated underground parking for added convenience and peace of mind.

Ideally located for Barking Riverside Station and local amenities, this exceptional apartment is perfect for first-time buyers, professionals, or investors seeking a well-connected home in a thriving location.

Enter the building via secure video intercom entry. Lift service to all floors.

Entrance hall gives access to all rooms. Storage cupboards.

Bathroom comprises white panel bath fitted with shower/mixer tap, wash basin and WC. Part tiling to walls. Tiled flooring.

Main bedroom 18'3 x 11'7 (5.6m x 3.5m) double glazed window. Built in wardrobe.

En-suite comprises larger than average shower, wash basin and WC. Part tiling to walls. Tiled flooring.

Bedroom two 13'8 x 9'6 (4.2m x 2.9m) double glazed window.

Lounge 13'0 13'0 (4'0m x 4'0m) access is given to balcony 13'0 x 4'8 (4'0mx 1.4m) wooden style flooring.

Open plan kitchen 9'8 x 8'7 (3'0m x 2.6m) range of wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer. Hob, encased oven and extractor hood to remain. Wooden style flooring.

The property also has electric gated underground parking with allocated space.

**The Bits We Have To Tell You:**

Council Tax Band: C

Local Authority: Barking & Dagenham

Annual service Charge: £3,493.00

Annual Ground Rent: £370.00

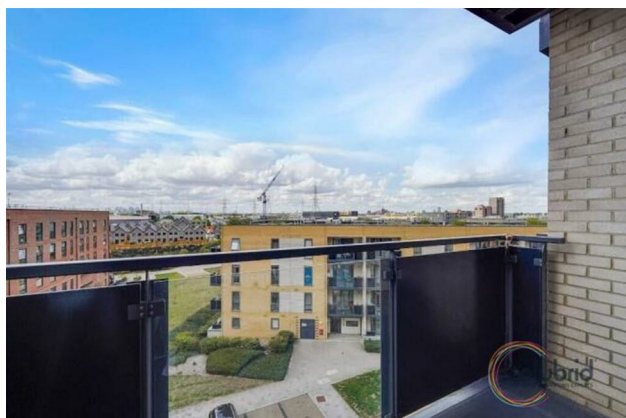
Length of Lease: 115 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

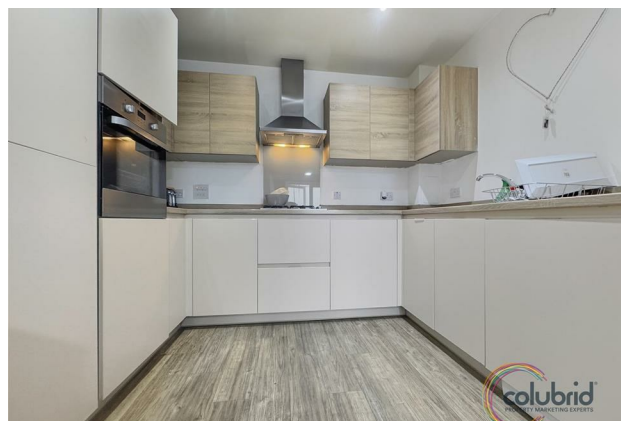
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Full details: [www.colubrid.co.uk](http://www.colubrid.co.uk).



**Colubrid.co.uk**



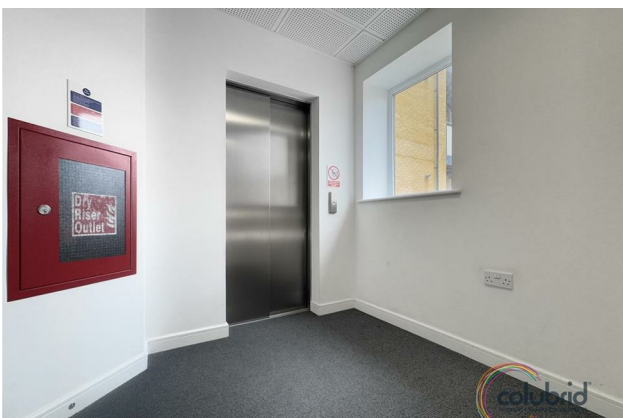
The name Barking came from Anglo-Saxon Berecingas, meaning either "the settlement of the followers or descendants of a man called Bereca" or "the settlement by the birch trees". In AD 735 the area was Berecingum and was known to mean "dwellers among the birch trees" By AD 1086, it had become Berchingae as evidenced by the manor's entry in the Domesday Book. Excellent location for local amenities, bus routes and A13 access



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 819 SQ FT



<b>APPROX. GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQM</b>	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
<b>Sandy House</b>	date 10/09/25
<b>photoplan</b>	



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