



## Beach House, Sackett Road, Barking

Guide Price £280,000



- Attractive two bedroom top floor apartment in the desirable Beach House development being sold with no onward chain
- Built in 2018 and presented in excellent decorative order throughout
- Long lease of approximately 114 years remaining
- Prime Barking Riverside location, close to the tube station, shops, and amenities
- Secure video intercom entry system and lift access to all floors
- Spacious open-plan lounge/kitchen/diner with sleek modern fittings
- Large private balcony, perfect for relaxing or entertaining
- Two generous bedrooms, including a master with en-suite shower room
- Well-appointed family bathroom finished to a high standard
- Allocated gated parking space within a secure development



GUIDE PRICE £280,000 - £300,000.

**Superb Two Bedroom Top Floor Apartment with Balcony and Parking in Desirable Barking Riverside Location**

Set within the modern Beach House on Sackett Road, this beautifully presented two bedroom top floor apartment offers stylish contemporary living in the increasingly sought-after Barking Riverside area. Constructed in 2018 and boasting a long lease of approximately 114 years remaining, this exceptional property combines space, comfort, and convenience — and is offered to the market with no onward chain.

From the moment you enter, you're greeted by a secure video intercom entry system and lift access to all floors, providing a welcoming and secure environment. Inside, the apartment features an inviting entrance hallway leading to a bright and spacious open-plan lounge, kitchen, and dining area, perfectly designed for modern living. The contemporary fitted kitchen offers sleek cabinetry and integrated appliances, while large doors open out to a private balcony — ideal for relaxing or entertaining.

The property provides two excellent size bedrooms, including a superb master bedroom with its own en-suite shower room, and a well-appointed family bathroom, both finished in modern, neutral tones.

Externally, residents benefit from a gated allocated parking space, providing peace of mind and convenience. The development enjoys a well-maintained communal environment, reflecting its high-quality design and construction.

Ideally situated within close proximity of Barking Riverside Station, local shops, schools, and scenic riverside walks, this outstanding apartment offers the perfect blend of modern living and great connectivity — an ideal choice for first-time buyers, professionals, or investors alike.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboards.

Bedroom one 12'2 x 10'2 (3.71m x 3.11m) double glazed window. Sliding door built in wardrobe.

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

Bedroom two 12'2 x 10'10 (3.71m x 3.30m) double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Was hand basin and WC. Part tiling to walls. Tiled flooring.

Open plan lounge/kitchen 18'9 x 15'6 (5.71mx 4.73m) gives access to balcony via double glazed sliding door. Colour washed wooden style flooring.

Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, encased oven and extractor hood to remain. Smooth ceiling, ample spot lighting.

The property also has allocated gated parking space within a secure development.



#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Barking & Dagenham  
Service Charge: £  
Annual Ground Rent: £  
Length of Lease: 114 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.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

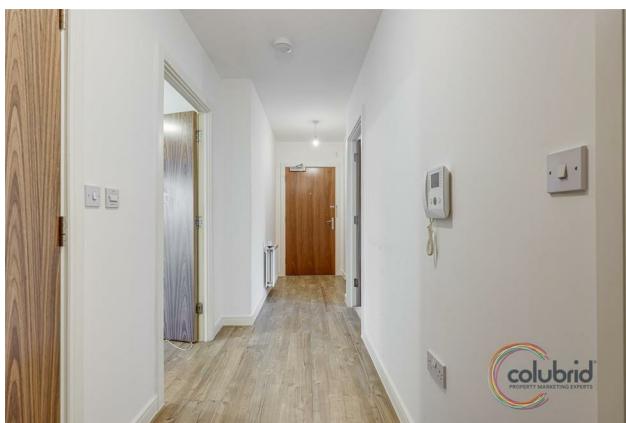
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

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. Head to our website for full details – or skip the scrolling and just call.



Top Fl





**Colubrid.co.uk**