



HARBOUR WAY 46, RYE HARBOUR COASTAL  
AND COUNTRY PARK, RYE HARBOUR, TN31 7TX

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# HARBOUR WAY 46, RYE HARBOUR, TN31 7TX

GUIDE PRICE: £128,000

A beautifully presented ABI, Beaumont 2022, 42 x 14'2 holiday villa offering two double bedroom, two bathrooms set in a quiet position with easy access of the new club house and indoor swimming pool on the Rye Harbour Coastal and Country Park which is situated adjacent to the Rye Harbour Nature Reserve.

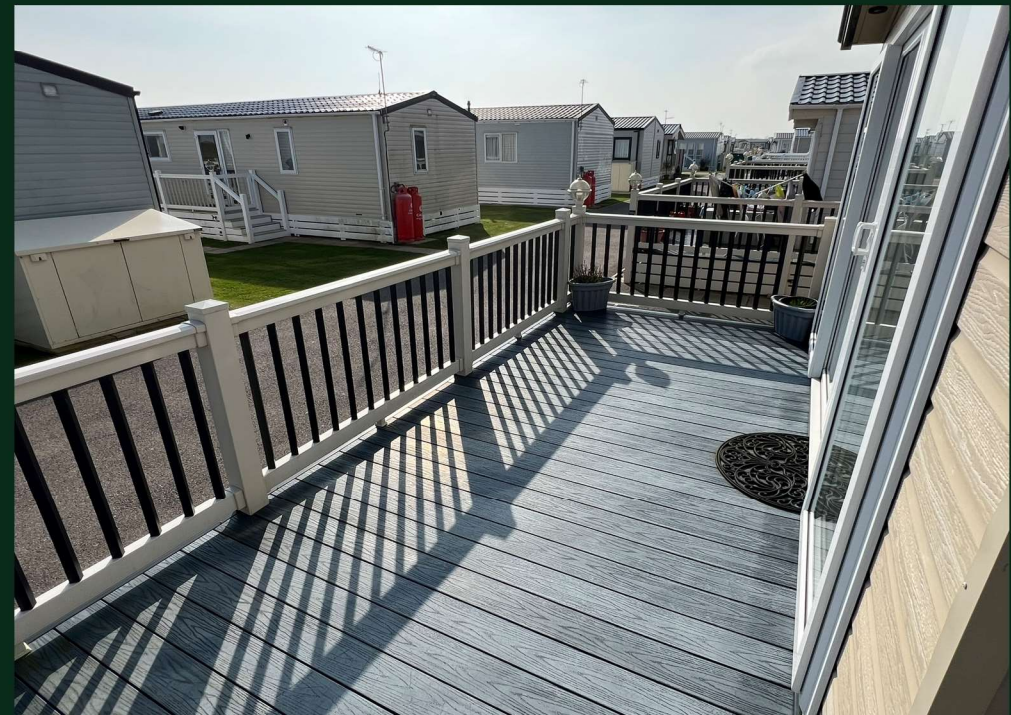
- Open Plan Kitchen Dining Room & Living Room
- Fully fitted Kitchen with Integrated Appliances
- Two Bedrooms
- Ensuite Bathroom /Shower Room/WC to Master Bedroom.
- Additional Shower Room/WC
- Southeast Facing Seating Terrace
- Gas Central Heating & Hot Water
- Allocated Double Parking Space
- Paved seating area and 2 store sheds
- Available to Occupy for 11.5 months per annum

46 Harbour Way is a 2022 ABI Beaumont 42 x 14'2, two bedroom holiday park villa home, with an abundance of natural light, comprehensively fitted, and situated close to the sea within the Rye Harbour Coastal and Country Park.

The property is accessed via four steps leading up on to a raised gated decking veranda, and the front door, which opens into an open plan kitchen dining/ living room with Wi-Fi built in speakers. The kitchen is comprehensively fitted with warm grey shaker style units with integrated composite sink and drainer, gas hob, with extractor hood above. There is also an integral microwave, double gas oven, dishwasher, fridge freezer and washing machine. Adjacent to this is the living area with triple aspect windows, mock fireplace & surround incorporating a 'wood burner style' electric heater and sliding patio doors leading out on to the raised decked terrace.

Accessed off an inner hallway leading from the kitchen is a good size twin bedroom and opposite this is a shower room /WC. The master bedroom is accessed at the end of the hallway with built in wardrobes and benefiting from a large ensuite bathroom with large walk in shower, panel bath, two washbasins with vanity units below and boxed in cistern WC.

Externally the villa home benefits from a decked south facing terrace with space for table and chairs, while at the side of the home is an allocated hard-standing parking space providing off street parking for up to 2 vehicles, and behind this is a paved area and two large metal storage boxes.





**Situation:** 46 Harbour Way is situated within Rye Harbour Coastal and Country Park, in a quiet location and benefits from being close to the Rye Harbour Nature Reserve. Rye Harbour Holiday Park offers Indoor Pool, Family Bar, Restaurant, Children's Play Park, Amusement Arcade, Entertainment Venue, Flexible Dining, Free Wi-Fi in Clubhouse, Launderette, and Mini Mart Shop. Within Rye Harbour is a Lifeboat Station, Martello Tower, a local café, convenience store and the William The Conqueror Public House offering a wide range of cuisine. The ancient Cinque Ports town of Rye is within 2 miles, with its pretty cobbled streets and period buildings which offer shops, recreational and cultural facilities. The historic town of Hastings (8 miles) provides further shopping and benefits with its seafront and promenade. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs, as well as opportunities for walking and bird watching on the local nature reserve as well as 10 minute walk to Winchelsea Beach.

**Travel and Transport:** The 313 Bus Route provides an hourly service to Rye Train Station, which is approximately two miles away offering direct links to the high-speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



**Services:** Park Supplied Water and Drainage, Mains Electricity, Calor Gas Central Heating

**Mobile Coverage:** 3G & 4G on EE, Vodafone, Three and O2

**Pitch Fee:** for 2024 £7,545.

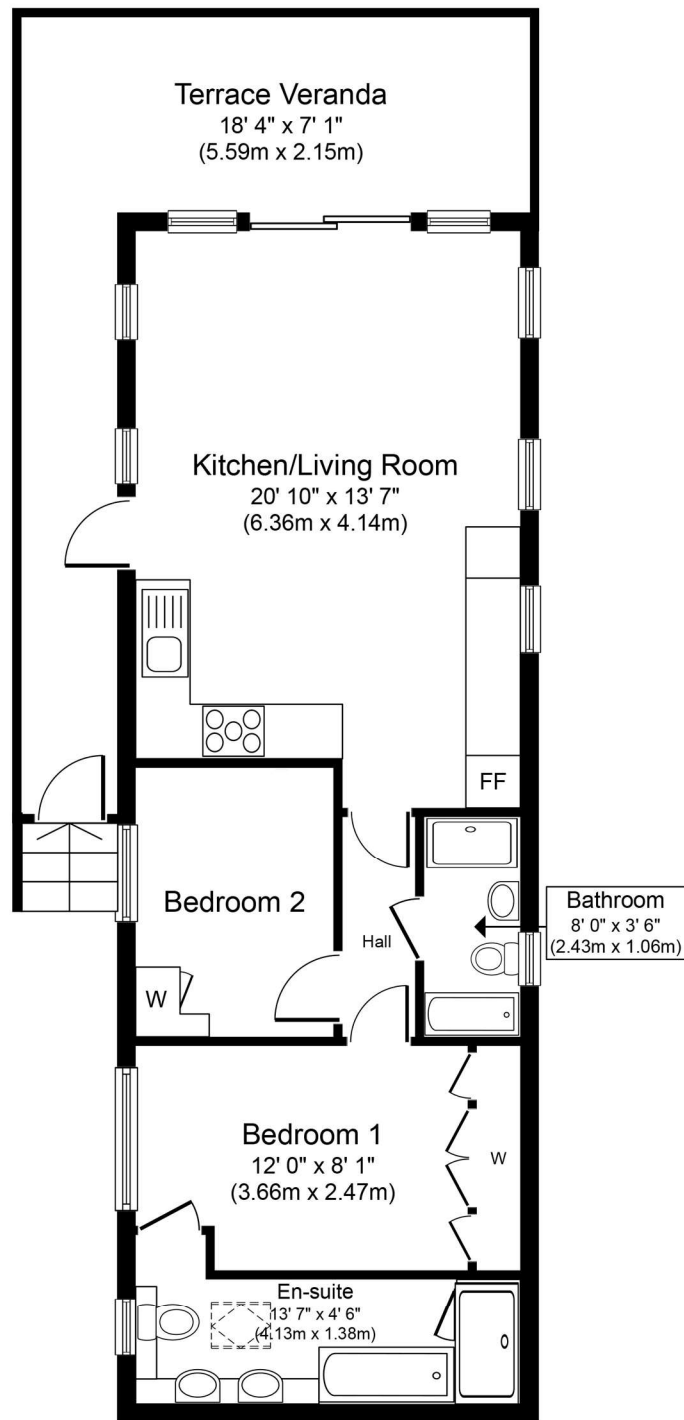
**General and Water Rates and Charges:** £715

**Viewing:** Strictly by appointment with agents – Anderson Hacking

**Note:** Please note that this home cannot be used as a main residence, and that Park Holidays UK Ltd may move the home in accordance with the terms of the Licence Agreement for a Holiday Home Pitch (clause 9 of Guide). Pets welcome to stay in Park.



**Directions:** From Rye proceed out on Winchelsea Road (A259). Turn left onto Harbour Rd and after approximately 1.8 miles, you will see the Martello Tower ahead of you with Rye Harbour Holiday Park to the left. Proceed into holiday park and through barrier along one way system, after passing club house turn left into Harbour Way and then turn left again where Harbour Way 46 will be found on the left hand side.



**Approximate Floor Area**  
**591 sq. ft.**  
**(54.9 sq. m.)**

**Agents Notes:**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the whole or part of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Particulars Dated: June 2024  
 Photographs Dated: May 2024

**ANDERSON HACKING**

TEL: 01797 224852

info@andersonhacking.com