



31 NE, RYE HARBOUR COASTAL AND  
COUNTRY PARK, EAST SUSSEX, TN31 7TX

ANDERSON  
 HACKING

# 31 NE, RYE HARBOUR COASTAL AND COUNTRY PARK, TN31 7TX

GUIDE PRICE: £140,000

A beautifully presented Willerby, Heathfield Park Lodge measuring 40' x 20' providing two generous double bedrooms, two bathrooms and large open plan living / dining / kitchen set in the Rye Harbour Coastal and Country Park, situated adjacent to the Rye Harbour Nature Reserve. Perfectly located for holiday pursuits.

- Open Plan Kitchen Dining Room & Living Room
- Fully fitted Kitchen with Integrated Appliances
- Two Double Bedrooms
- Ensuite Shower Room/WC to Master Bedroom.
- Additional Bathroom/WC
- Decked Seating Area
- Gas Central Heating & Hot Water
- Allocated Double Parking Space
- Available to Occupy for 11.5 months per annum



NE 31 is a Willerby, Heathfield 40 x 20, two bedroom park lodge holiday 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 decking veranda, and the front door, which opens onto the open plan kitchen dining / living room with Wi-Fi built in speakers. The kitchen is comprehensively fitted with an olive green, shaker style units with integrated stainless-steel gas hob, double oven below and extractor hood. There is also an integral microwave, dishwasher, fridge, and freezer and cupboard fitted with 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 out on to the raised decked terrace.

The master bedroom benefits from ensuite shower room and WC and built in wardrobes, a second twin bedroom with walk in wardrobe and separate bathroom /WC. Externally the park lodge benefits from a decked terrace with space for table and chairs. An allocated hard-standing parking space provides off street parking for up to 2 vehicles.





**Situation:** NE 31, is situated within Rye Harbour Coastal and Country Park, in a quiet location and benefits from being close to the Rye Harbour Nature Reserve. The Park offers New Indoor Pool, Sauna, Jacuzzi Pool, Gym, Family Bar, Restaurant, Children's Play Park,, 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 from Ashford International. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



**Services:** Mains 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:** £8,925

**General and Water Rates and Charges 2024:** £726.43

**Note:** Please note that this home cannot be used as a main residence, and that Park Leisure 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.

**Viewing:** Strictly by appointment with agents – Anderson Hacking  
**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 Coastal and Country Park to the left. Proceed into holiday park and through barrier along one way system, after proceeding over raised hump turn right into right into Martello Mews and then continue straight into NE part of park where number 31 will be found at the end on the right hand side.





**Approximate Floor Area**  
**792 Sq. ft.**  
**(73.6 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: September 2024 Photographs Dated: September 2024

**ANDERSON  
 HACKING**

TEL: 01797 224852

info@andersonhacking.com