



6 STANFORD WAY , RYE HARBOUR COASTAL AND  
COUNTRY PARK, EAST SUSSEX, TN31 7TX

ANDERSON  
 HACKING



# 6 STANFORD WAY, RYE HARBOUR,, TN31 7TX

GUIDE PRICE £125,000

A beautifully presented 2022 Delta, Conference Delux Villa measuring 42' x 13' providing two bedrooms, two bathrooms and large open plan living / dining / kitchen opening out onto a large decked terrace. set in the Rye Harbour Coastal and Country Park, with easy access of the sea.

- Open Plan Kitchen Dining Room & Living Room
- Fully fitted Kitchen with Integrated Appliances
- Master Double Bedroom with Ensuite Shower Room/WC
- And built in Wardrobes
- Second Twin Bedroom
- Additional Bathroom/WC
- Decked Terrace Area
- Gas Central Heating & Hot Water
- Allocated Parking Space
- Available to Occupy for 11.5 months per annum

6 Stanford Way is a 2022 Delta, Countryside Deluxe, 42 x 13, two bedroom park villa holiday home with an abundance of natural light, comprehensively fitted, and situated close to the sea within the Rye Harbour Holiday Park.

The property is accessed via four steps leading up to a large southwest facing decked terrace that wraps around the caravan. The front door opens into an open plan kitchen / dining / living room. The kitchen is comprehensively fitted with a range of wall and base stone coloured units with wood effect laminate worktops, composite sink and drainer, gas range cooker, integrated microwave and space for a large American style fridge / freezer. A breakfast bar island provides further units and a built in wine fridge and adjacent to this is the dining area and opening through to the living area with triple aspect windows including sliding French doors out onto the raised terrace and feature fake fireplace with electric fire.

An inner hallway leads from the kitchen to the sleeping area where there is a master double bedroom, with ensuite walk in wardrobe and also an ensuite shower room / WC. There is a second twin bedroom and a family bathroom with panel bath with shower above, pedestal washbasin and close coupled WC.

Externally the villa benefits from a southwest facing decked with space for table and chairs and to the side of the villa are two metal storage boxes, a metal gas cylinder external storage box and allocated hard-standing parking space for up to 2 vehicles.







**Situation:** 6 Stanford Way is situated within Rye Harbour Coastal and Country Park, in a quiet location and benefits from overlooking the Rye Harbour Nature Reserve. The Park offers a new Indoor Swimming Pool, Jacuzzi Pool, Sauna, Fitness Gym, Family Bar, Restaurant, Children's Play Park, Entertainment Venue, Flexible Dining, Free Wi-Fi in Clubhouse, and Mini Mart Shop. and Laundry. 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, Fibre Broadband (included in S/C costs)

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

**Pitch Fee: for 2025:** £7,925

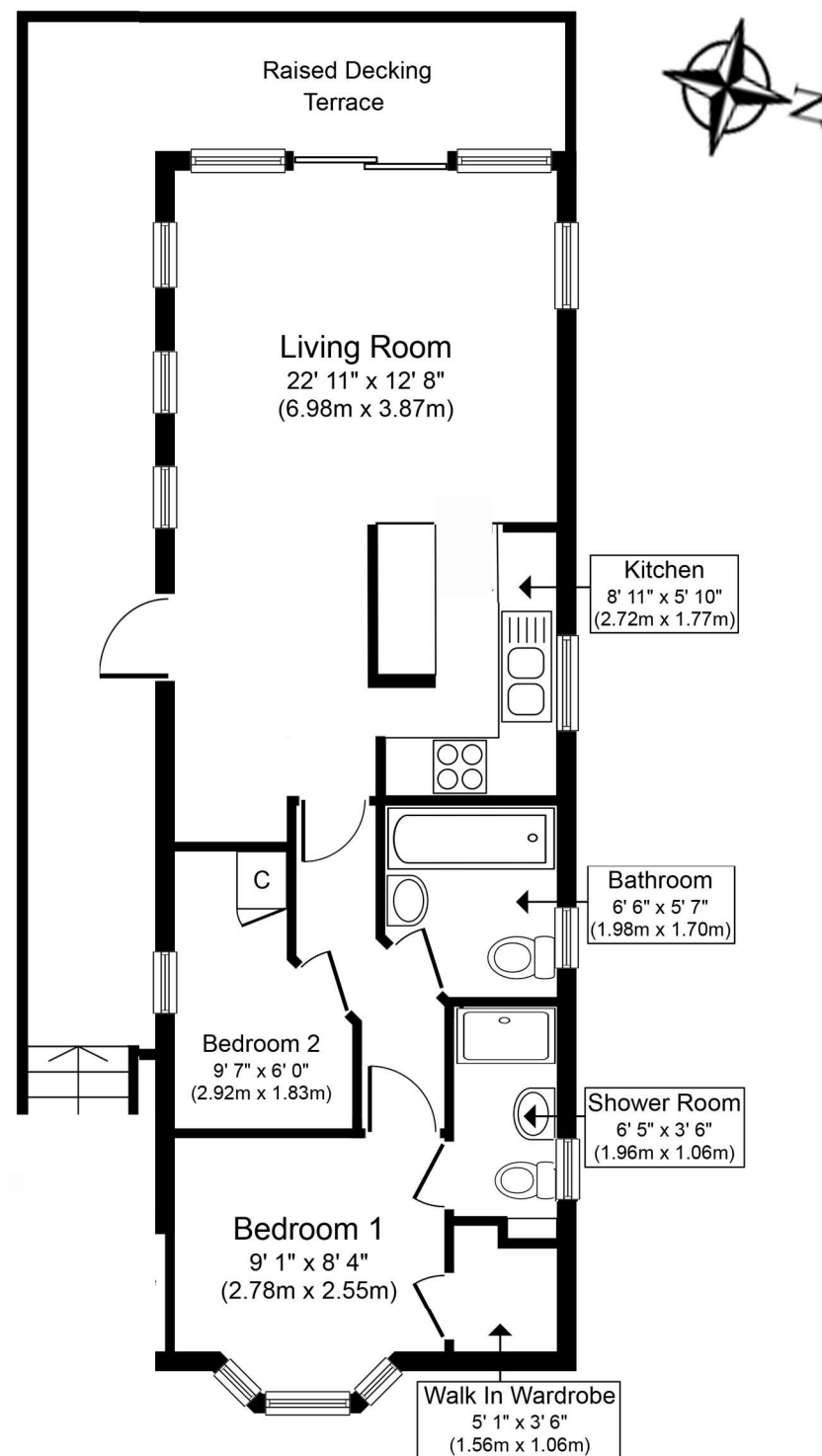
**General and Water Rates and Charges 2025:** £727

**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 passing club house and swimming pool. Continue over the hump and then at the end turn right into Stanford Way where number 6 will be found on righthand side.





**Approximate Floor Area**  
**533 sq. ft.**  
**(49.5 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: February 2025  
Photographs Dated: January 2025

**ANDERSON  
HACKING**

TEL: 01797 224852

info@andersonhacking.com