



A WILLERBY ETCHINGHAM, RYE HARBOUR COASTAL AND
COUNTRY PARK, EAST SUSSEX, TN31 7TX

ANDERSON
HACKING

RYE HARBOUR, COASTAL AND COUNTRY PARK TN31 7TX

GUIDE PRICE £49,000

A beautifully presented 2017 Willerby Etchingam caravan measuring 35' x 12' providing two bedrooms, shower rooms /WC and large open plan living / dining / kitchen set in the Rye Harbour Coastal and Country Park, with easy access to the Rye Harbour Nature Reserve. Perfectly located for holiday pursuits.

- Open Plan Kitchen / Dining Room & Living Room
- Fully fitted Kitchen with Breakfast Bar and Integrated Appliances
- Master Double Bedroom
- Second Twin Bedroom
- Shower Room/WC
- Gas Central Heating & Hot Water
- Allocated Parking Space
- Available to Occupy for 11.5 months per annum

Description: Discover laid-back luxury with the Willerby Etchingam. Designed for effortless comfort and modern living, this beautiful holiday home provides the ideal retreat for whenever you want to escape the hustle and bustle of everyday life. It features a spacious open-plan living area, ideal for unwinding after a day out or enjoying a quiet evening indoors. The modern kitchen comes fully equipped with an integrated fridge freezer, oven, and hob, providing all that is needed to create anything from light snacks to full family meals. With plenty of storage and a dining area featuring a corner bench, it's perfect for gathering family and friends. With a spacious master bedroom, offering plenty of room to rest and recharge and a twin bedroom, perfect for guests when they visit; thoughtful touches throughout this holiday home add to the overall comfort it provides. With double glazing and central heating included, the holiday home remains cosy and inviting in all seasons; whether it's a crisp autumn morning or a breezy summer night. For optimal warmth, the electric fire in the lounge will fulfil this by the click of a button. Plus, with a choice of pitches available at your fingertips, you can select the perfect spot to make your holiday home truly yours. Ready to start your dream holiday home journey? Call our team today and take the first step towards ownership.





Situation:The property 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: 4G on EE, Vodafone, Three and O2

Pitch Fee: Free for 2026

General and Water Rates and Charges 2026: £883

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. .



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: March 2026 Photographs Dated: March 2026

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