



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

ANDERSON
 HACKING

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GUIDE PRICE £149,995

A beautifully presented 2025 Willerby Malton Elite Villa measuring 40' x 14'5 that sleeps 6 providing two bedrooms, shower room /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 / Living Room
- Fully fitted Kitchen with Integrated Appliances
- Double Bedroom
- Second Twin Bedroom
- Shower Room/WC
- Decked Sitting Area
- Metal Storage Box
- Gas Central Heating & Hot Water
- Allocated Double Parking Space
- Available to Occupy for 11.5 months per annum

Description: Experience true comfort and style with the Willerby Malton Elite, a luxury holiday home designed to feel just like home, no matter the season. Nestled within the peaceful surroundings of Rye Harbour Coastal and Country Park, this fantastic caravan offers the perfect retreat for family and friends all year round.

At the heart of the Malton Elite is the inviting lounge area, ideal for relaxing after a busy day or enjoying a leisurely evening with loved ones in truly picturesque surroundings. The spacious, contemporary kitchen is a cook's dream, equipped with an integrated oven, microwave, and fridge freezer to make meal prep effortless.

A good night's sleep is guaranteed in the beautifully finished master bedroom, complete with all the comforts you expect from a luxury holiday home. The second bedroom provides extra sleeping space, perfect for guests or family members joining your getaway. The classic-style bathroom combines practical design with modern touches, offering convenience and comfort for all.

This fine villa is situated on 6 Stanford Way but can be moved onto the new development area called, Ravenwood. Be among the first to secure a spot in this exciting new area, complete with double parking bays and decking included. Book your appointment with us today!





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: 2026 and 2027 Included in Sale

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. Proceed into holiday park and through barrier along one way system, after proceeding over raised hump turn right into Stanford Way and number 6 will be found on the right hand side.



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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