



SEASHELLS, DONALD WAY, WINCHELSEA BEACH,  
EAST SUSSEX, TN36 4HF

ANDERSON  
 HACKING

**SEASHELLS, DONALD WAY  
WINCHELSEA BEACH, EAST SUSSEX  
GUIDE PRICE £195,000**

A Freehold plot with a two bedroom 2008 Willerby Kingswood 42 x 13 villa caravan set in a tucked away quiet location which benefits from a private garden and external store sheds and within 10 minute walk of Winchelsea Beach.

- Open Plan Living Room
- Kitchen
- Shower room/WC
- 2 Bedrooms (one with ensuite WC)
- Gas Central Heating
- Private Gardens
- Off Street Car Parking
- Quiet Location
- 10 minutes Walk of Winchelsea Beach

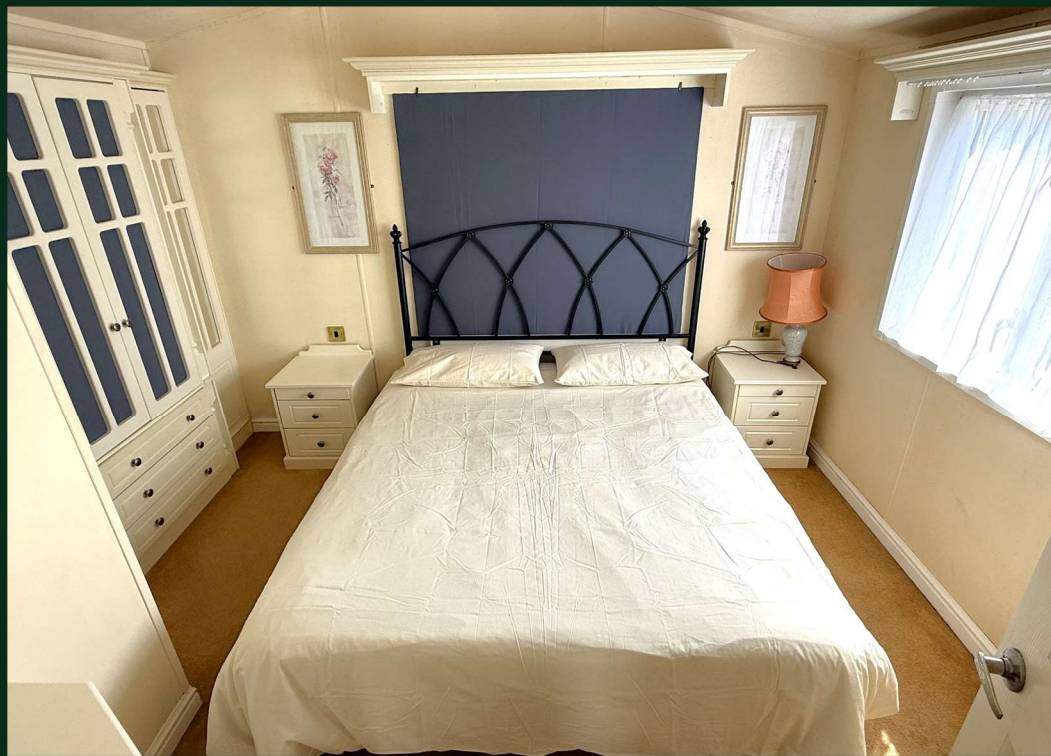


**Description:** Seashells is a welcoming villa caravan home situated within its own freehold plot at the end of private road known as Donald Way on the edge of Winchelsea Beach. The plot is accessed via metal double gates with gravel path leading up to the situated 2008 Willerby Kingswood 42 x 13, two-bedroom villa caravan home, with an abundance of natural light, comprehensively fitted, and situated within a 10 minute walk to the sea.

The caravan is accessed via two steps leading to French doors which opens into an open plan kitchen / dining room with double aspect windows including the French doors. The kitchen is comprehensively fitted with white style units with laminate worktops, composite sink and drainer, gas cooker, with extractor hood above, integrated fridge / freezer and space for a washing machine. A sliding door connects from the kitchen through to the living room area with triple aspect windows including end French doors as well as benefiting from mock fireplace and built in display cupboard.

Accessed off the kitchen is a hallway leading to the master bedroom with built in wardrobes and vanity dressing table, side window and access to an ensuite WC. A second smaller bedroom is also accessed from the hallway along with access to a shower room /WC.

Externally the property benefits from a lawn garden with a paved seating area running down the side of the caravan. At the rear of the caravan is a block built former WC and shower block which now comprises an external WC, and two store rooms. A timber decked pergola is situated at the front of the property to the side of the entrance gates.



**Situation:** Seashells is situated in the village of Winchelsea Beach, a popular holiday area with close beach access and within walking distance of the village amenities which include two pubs, local supermarket and post office, delicatessen and hairdressers. The village itself is within 3 miles of the ancient Cinque Port town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities and the seaside town of Hastings is approximately 7 miles distant offering further shopping and recreational facilities. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing and walking in the surrounding countryside.

**Schools:** A number of highly regarded schools in the area include Vinehall, Claremont, Buckswood, and Cranbrook. There is also a local primary school of St Thomas's in Winchelsea and further state primary and secondary schools in the town of Rye.

**Travel and Transport:** There is a regular local bus service to Rye and Hastings from Sea Road which connects to Rye train station (3 miles) that offers direct links to the high speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25, Le Shuttle and Dover Ferry Port.



**General Information:**

**Services:** Mains Water, Drainage, and Electricity.

**Business Rates:** Current Rateable value of £1,450

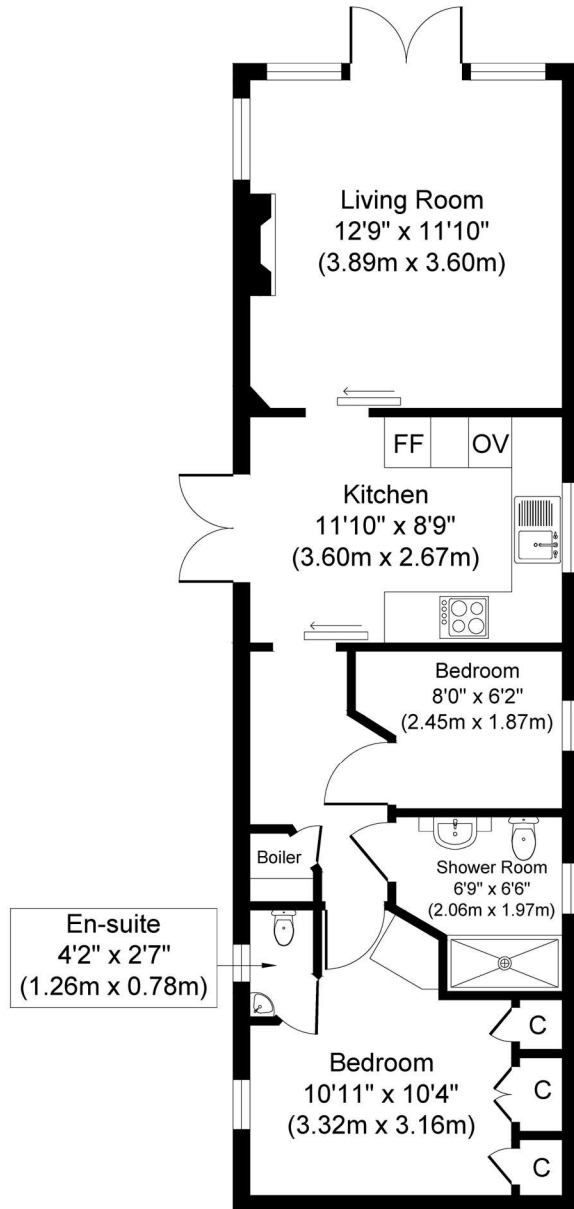
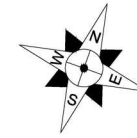
**Local Authority:** Rother District Council – 01424 787878

**Tenure:** Freehold

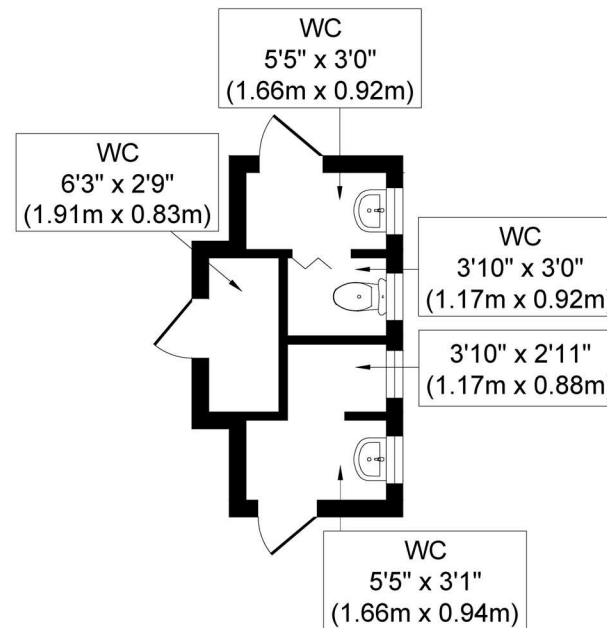
**Current Planning:** Occupation from 1st March to 31st October

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

**Directions:** From Rye head out on the A259 towards Hastings. Follow the A259 for approximately 2 miles and turn left into Sea Rd, stay on Sea Rd and proceed onto Pett Level Rd, turn right into Victoria Way and proceed to the end turning left into Donald Way where Seashells will be found approximately 50m down on the left hand side.



**Approximate Floor Area**  
**526 sq. ft**  
**(48.84 sq. m)**



**Outbuilding**  
**Approximate Floor Area**  
**78 sq. ft**  
**(7.24 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: March 2026  
Photographs Dated: March 2026

**ANDERSON  
HACKING**

TEL: 01797 224852

info@andersonhacking.com