



4 RYE BAY, RYE HARBOUR COASTAL AND
COUNTRY PARK, EAST SUSSEX, TN31 7TX

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A beautifully presented brand new 2026 Sunseeker Stonegate Lodge measuring 40' x 20' that sleeps 6 providing two double bedrooms (one with ensuite shower room/WC), further 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
- Master Double Bedroom with Ensuite Shower Room/WC
- Second Twin Bedroom
- Family Bathroom/WC
- Utility Room /Boot Room
- Decked Sitting Area overlooking Rye Nature Reserve
- Metal Storage Box
- Gas Central Heating & Hot Water
- Allocated Double Parking Space

Description: Discover the spacious and stylish Sunseeker Stonegate 2026, now available at Rye Harbour Coastal & Country Park. This lodge perfectly combines modern design with practical features, ideal for all. This lodge offers double glazing and central heating for year-round comfort. The sleek Mist Grey exterior with anthracite windows complements the stunning natural surroundings. The open-plan living area features a contemporary kitchen island and breakfast bar, perfect for casual dining and entertaining. The fully equipped kitchen includes integrated appliances like a dishwasher, washer/dryer, and wine cooler. Plus, a handy utility room offers extra storage and laundry space, keeping your space clutter-free.

Both bedrooms provide comfort and style, thoughtfully designed to make you feel at home. The master bedroom features a convenient lift-up bed, offering generous additional storage space to keep your belongings neatly tucked away. The master bedroom also has a spacious en-suite, equipped with a walk-in shower, toilet and handwash basin. The twin room is perfect for guests or family members, providing a cosy and inviting space with plenty of room to relax. The large family bathroom is beautifully appointed with a walk-in shower, ideal for washing the day away before settling down in your holiday home or enjoying a refreshing start to a day of exploring the nature reserve and coastline. Located in the beautiful Rye Harbour Coastal & Country Park, you'll have easy access to coastal walks, birdwatching, and a friendly community with excellent onsite facilities.





Situation: Rye Bay 4 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

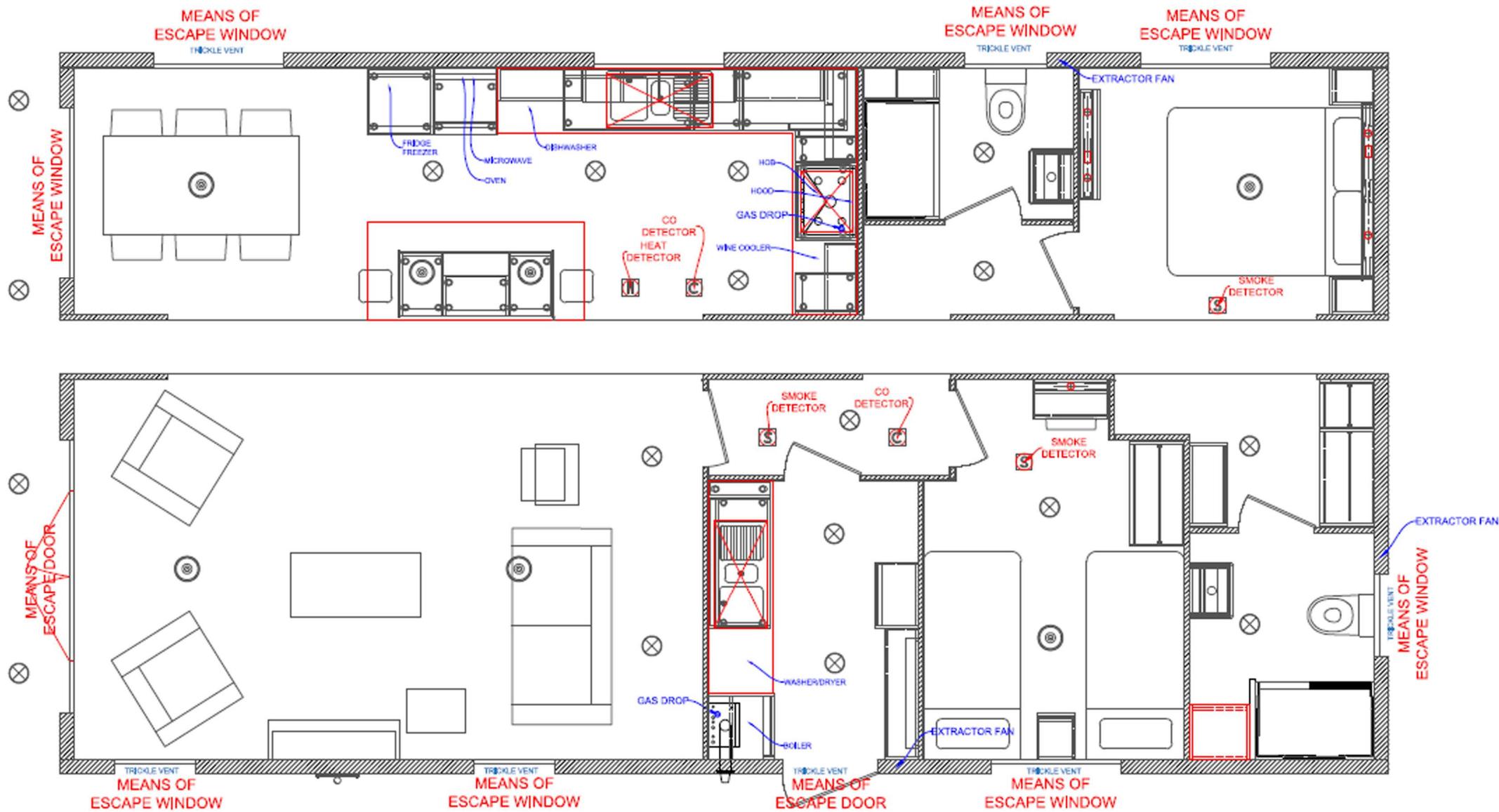
Note: Please note that this home cannot be used as a main residence, and that Park Leisure UK Ltd may move the home in accordance with the terms of the Licence Agreement for a Holiday Home Pitch (clause 9 of Guide).

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 left into Rye Bay and number 4 will be found on the left 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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