

25 HARBOUR WAY, RYE HARBOUR COASTAL
AND COUNTRY PARK, RYE, TN31 7TX

ANDERSON HACKING

25 HARBOUR WAY, RYE HARBOUR, TN31 7TX

GUIDE PRICE £240,000

A beautifully presented 2023 Omar Kingfisher Lodge measuring 45' x 22' providing three generous double bedrooms, two bathrooms, large open plan living / dining / kitchen and enjoying viewing terrace looking out over the Rye Harbour Nature Reserve to the sea.

- Open Plan Kitchen Dining Room & Living Room
- Fully fitted Kitchen with Breakfast Bar and Integrated Appliances
- Master Double Bedroom with Ensuite Shower Room/WC
- Two further twin bedrooms
- Family Bathroom
- 2 Decked Sitting Areas including first floor viewing terrace
- 2 x Metal Storage Box
- Gas Central Heating & Hot Water
- Allocated Double Parking Space
- Available to Occupy for 11.5 months per annum





Description: 25 Harbour Way is a stunning high end Omar Kingfisher lodge 45 x 22 three bedroom park lodge holiday home with an abundance of natural light, comprehensively fitted, and situated on the edge of Rye Harbour Nature Reserve with views out to sea within the Rye Harbour Coastal and Country Park. The property is accessed via four steps leading up on to a raised decking veranda, and the front door, which opens into an open plan kitchen dining / living room. The kitchen is comprehensively fitted with gloss stone style units with laminate worktops, ceramic sink and drainer, gas hob, with extractor hood above, double electric oven, integrated dishwasher, washer / dryer, wine fridge and fridge / freezer. A breakfast bar separates the kitchen from the dining area and living area with triple aspect windows including French doors opening out onto the decked terrace, mock fireplace & surround incorporating an electric fire heater and above a 52" TV.

Accessed off an inner hallway are two generous twin bedrooms both with built in wardrobes and chest of draws, and further along the hall is a family bathroom with panel bath with shower above, wall hung washbasin with vanity unit below and close coupled WC. At the end of the hall is the master double bedroom with double bed, a 32" TV, a comprehensive selection of wardrobes and dressing area and an ensuite shower room / WC. Externally the lodge benefits from a decked terrace that wraps around the east and southern side of the lodge and which is accessed from the living area, while a spiral staircase leads from the terrace to a first floor viewing terrace with stunning views looking out over Rye Nature reserve. At the side of the lodge is an allocated hard-standing parking space providing off street parking for up to 2 vehicles, while on the front and side of the lodge are two large lockable metal storage / cycle boxes.







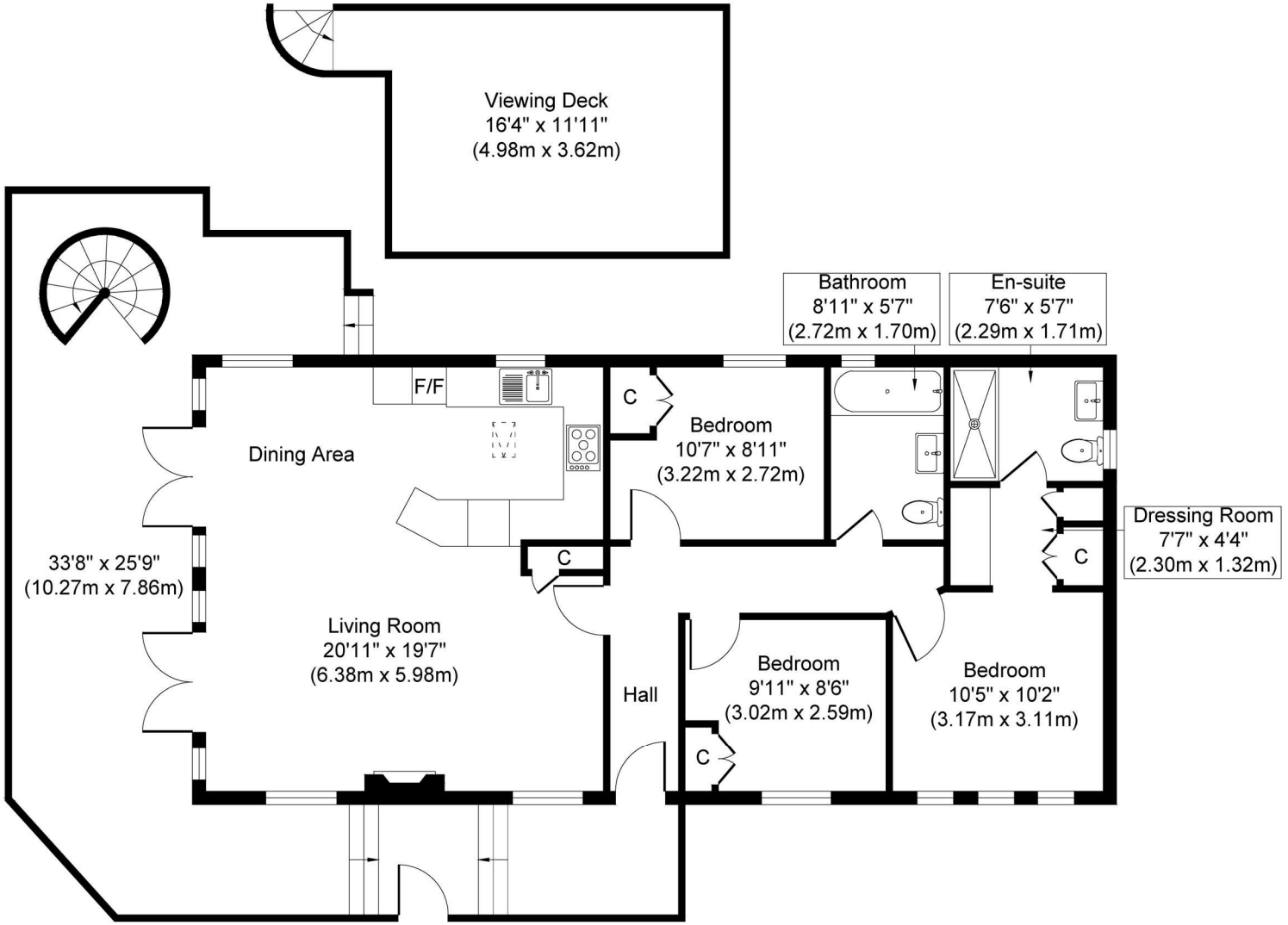




Situation: 25 Harbour Way is situated within Rye Harbour Coastal and Country Park, in a quiet location overlooking Nature Reserve. The Park offers a new Indoor Swimming Pool, Jacuzzi pool, Sauna, and Gym, as well as a Family Bar, Restaurant, Children's Play Park, Entertainment Venue, Flexible Dining, Free Wi-Fi in Clubhouse, 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. 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, Park LPG Gas Central Heating, Fibre Broadband (included in S/C costs)
Mobile Coverage: 4G on EE, Vodafone, Three and O2
Pitch Fee: Fixed at £7995 til Jan 2029
General and Water Rates and Charges 2026: £763
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 past club house turn left into Harbour Way and proceed along to the end turning right and then continue to end where 25 Harbour Way will be found.



Approximate Floor Area
927 sq. ft
(86.13 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: JNovember 2026 Photographs Dated: October 2026

ANDERSON HACKING
01797 224852
www.andersonhacking.com