



15 MARTELLO MEWS, RYE HARBOUR COASTAL AND
COUNTRY PARK, EAST SUSSEX, TN31 7TX

ANDERSON
HACKING

15 MARTELLO MEWS, RYE HARBOUR COASTAL AND COUNTRY PARK, TN31 7TX

GUIDE PRICE: £85,000

A beautifully presented Canterbury, Delta Park Lodge measuring 40' x 20' providing two generous double bedrooms, two bathrooms and large open plan living / dining / kitchen set in the Rye Harbour Coastal and Country Park, situated adjacent to the Rye Harbour Nature Reserve. Perfectly located for holiday pursuits.

- Open Plan Kitchen Dining Room & Living Room
- Fully fitted Kitchen with Integrated Appliances
- Two Double Bedrooms
- Ensuite Shower Room/WC to Master Bedroom.
- Additional Bathroom/WC
- Decked Seating Area
- Gas Central Heating & Hot Water
- Allocated Double Parking Space
- Available to Occupy for 11.5 months per annum

Martello Mews 15 is a 2016 Canterbury, Delta 40 x 20, two bedroom park lodge holiday home with an abundance of natural light. The property is accessed via four steps leading up on to a raised decked wrap around terrace, and the front door, which opens into a utility hallway with stainless steel sink, plumbing for a washer / dryer and built in cupboard which houses the gas boiler. An access door leads from the hallway into an open plan kitchen dining / living room. The kitchen is comprehensively fitted with a cream gloss style units with laminate worktops, stainless steel sink and drainer, integrated slim line dishwasher, built in microwave, integrated wine fridge and space for a gas range cooker with extractor hood above and a large American fridge / freezer. Adjacent to this is the living area with triple aspect windows, mock fireplace & surround incorporating a stone bowl style electric heater and sliding patio doors out on to the raised decked terrace. An inner hallway leads off from the living area providing access to a master double bedroom with ensuite shower room/WC and ensuite walk in wardrobe. A second twin bedroom is also accessed from the inner hallway with walk in wardrobe leading through to a bathroom /WC which can also be accessed from the hallway. Externally the park lodge benefits from a decked west facing terrace with space for table and chairs., an allocated hard-standing double parking space and to the side of the lodge next to the parking space is an external metal storage box.





Situation: Martello Mews 15, is situated within Rye Harbour Coastal and Country Park, in a quiet location and benefits from being close to the Rye Harbour Nature Reserve. The Park offers Indoor Pool, Family Bar, Restaurant, Children's Play Park, Amusement Arcade, Entertainment Venue, Flexible Dining, Free Wi-Fi in Clubhouse, Launderette, and Mini Mart Shop. 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

Mobile Coverage: 3G & 4G on EE, Vodafone, Three and O2

Pitch Fee: for 2024: £8,495

General and Water Rates and Charges 2024: £715

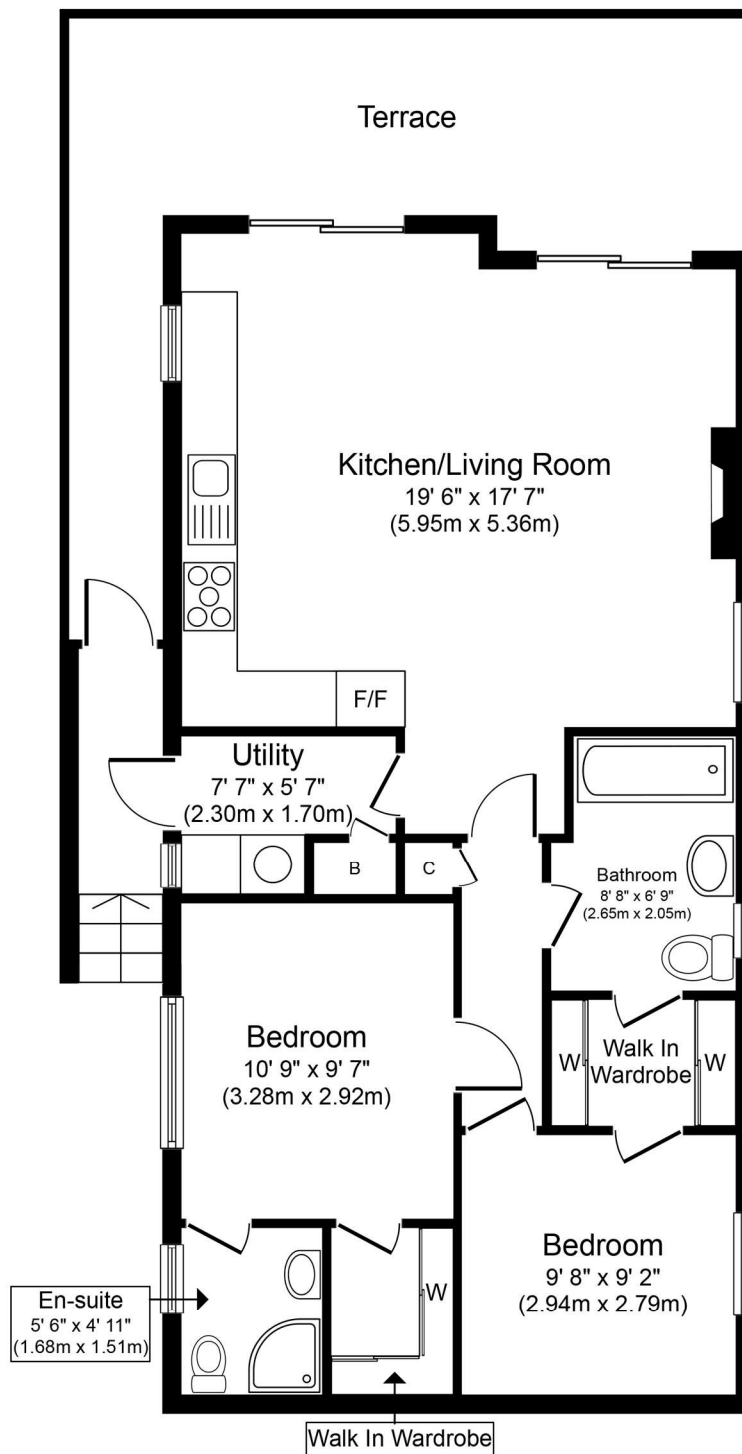
Note: Please note that this home cannot be used as a main residence, and that Park Leisure UK Ltd may move the home in accordance with the terms of the Licence Agreement for a Holiday Home Pitch (clause 9 of Guide).

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 right into Martello Mews and number 15 will be found on the right hand side.



Approximate Floor Area
1,079 sq.ft.
(100.2 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: December 2023

Photographs Dated: December 2023

**ANDERSON
 HACKING**

TEL: 01797 224852

info@andersonhacking.com