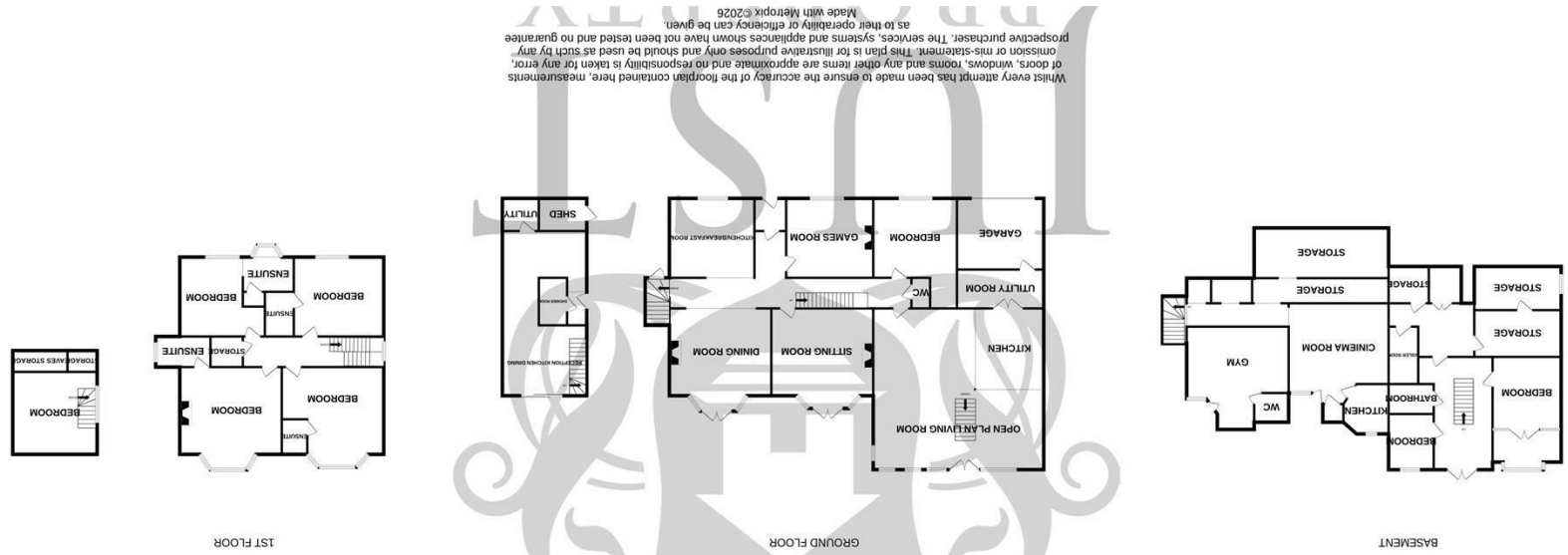


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

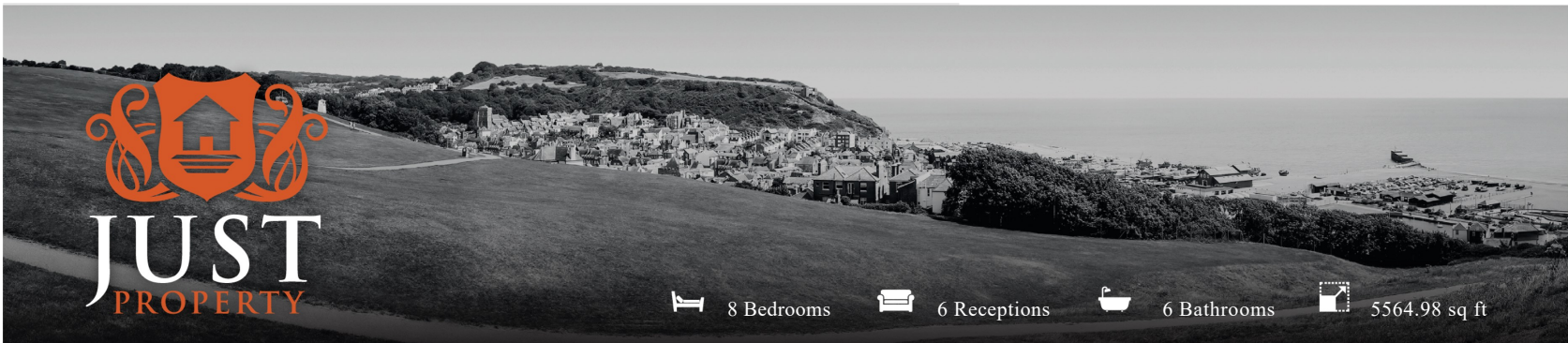
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FLOORPLANS

The White House 12 Godwin Road, Hastings, TN35 5JR

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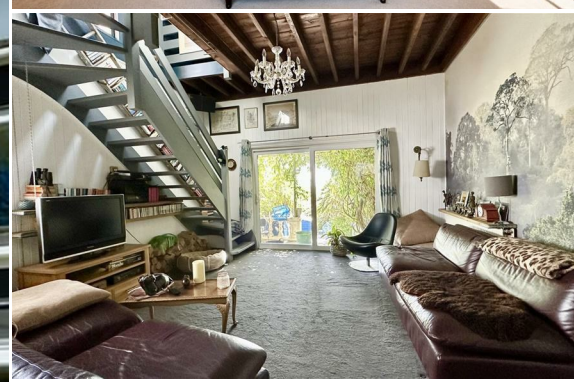


8 Bedrooms 6 Receptions 6 Bathrooms 5564.98 sq ft

Freehold

£1,480,000

The White House 12 Godwin Road, Hastings, TN35 5JR





8 Bedrooms 6 Receptions 6 Bathrooms 5564.98 sq ft

PROPERTY DETAILS

An exceptional and distinctive double bay-fronted Victorian residence, The White House occupies a commanding position within a highly sought-after conservation area, close to Hastings Old Town, Hastings Country Park, the seafront and Hastings town centre with its mainline railway connections to London and Ashford.

Enjoying breathtaking views across Hastings towards the English Channel, this imposing and beautifully improved period home offers flexible and versatile accommodation arranged over three floors. The principal house provides four guest bedrooms, all with en-suite bath or shower rooms, together with separate owners' accommodation comprising three bedrooms, two bathrooms and a stunning open plan living area.

Within the grounds there is also a detached lodge, ideal for extended family, guest accommodation or providing further income potential.

The established south-facing gardens create a wonderful setting and feature an outdoor swimming pool, perfectly complementing the character and grandeur of the property. The house retains a wealth of original features including ornate fireplaces, decorative cornicing and beautiful stained glass windows, all adding to the charm and elegance throughout.

Approached via a gated driveway providing off-road parking for several vehicles, the property also benefits from a garage.

Currently operated as a highly regarded bed and breakfast, The White House offers an exciting home and income opportunity for those seeking a lifestyle change within one of Hastings' most desirable locations.

Properties of this calibre and character are rarely available and viewing is considered essential to fully appreciate the size, versatility, outstanding views and abundance of period features found throughout this remarkable home.

Viewing strictly by appointment with sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom & En Suite 16'9" x 16'6" (5.13 x 5.03)
Entrance Porch and Hallway	Bedroom & En Suite 12'4" x 11'10" (3.78 x 3.61)
Games Room 14'1" x 11'10" (4.30 x 3.61)	Bedroom and En Suite 12'4" x 11'10" (3.76 x 3.61)
Sitting Room 16'9" x 16'6" (5.13 x 5.04)	Garden Level of Main House
Dining Room 16'9" x 15'10" (5.13 x 4.85)	Gym & Toilets 17'5" x 16'6" (5.33 x 5.04)
Inner Hallway	Cinema & Kitchenette 22'9" x 16'7" (6.95 x 5.08)
Kitchen 13'9" x 11'9" (4.21 x 3.59)	Wine Cellar and Storage
Open Plan Owners Accomodation 28'4" x 26'9" (8.64 x 8.17)	Detached Coach House
Bathroom	Kitchen / Breakfast Room
WC	Shower / WC
Stairs Down To Hallway	Lounge
Bedroom 19'3" x 10'11" (5.89 x 3.35)	Stairs Up To Bedroom & Eaves Storage
Bedroom 8'0" x 7'6" (2.45 x 2.29)	Off Road Parking & Garage
Bathroom / Bedroom 12'11" x 11'3" (3.96 x 3.43)	Courtyard Garden
Storage x 3	Established Mature Terraced Gardens
Stairs Up To First Floor & Landing	Swimming Pool
Bedroom & En Suite 16'11" x 16'6" (5.16 x 5.03)	

FEATURES

- CHAIN FREE
- Stunning Victorian Detached Property
- Beautiful Established Mature Gardens
- Set in Conservation Area
- Walking Distance To Hastings Old Town and Seafront
- Amazing Views To English Channel
- Successful Holiday Business
- Swimming Pool
- Flexible Levels of Accomodation
- Detached Coach House Accomodation

