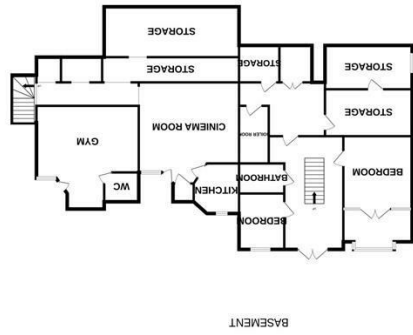
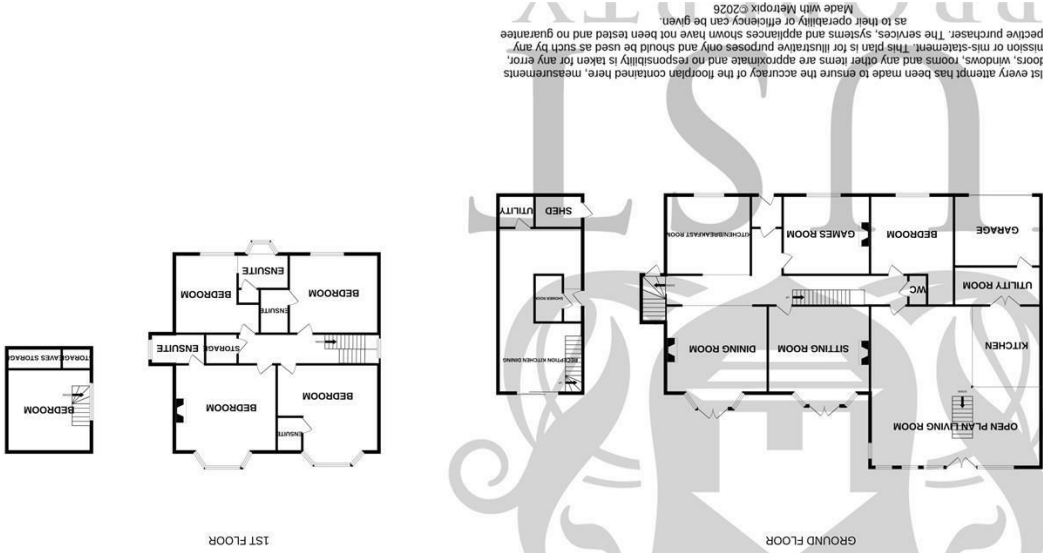




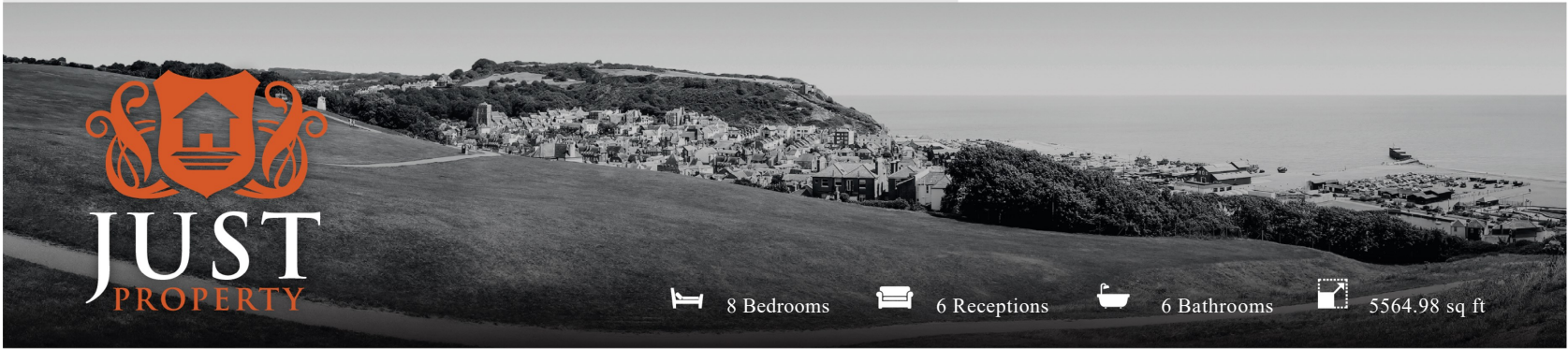
England & Wales			
EU Directive 2002/91/EC			
 72	 51	Very energy efficient - lower running costs	
		A (91-95)	
		B (81-90)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		Energy Efficiency Rating	
Potential	Current		



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FLOORPLANS

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



8 Bedrooms 6 Receptions 6 Bathrooms 5564.98 sq ft

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

Freehold

£1,480,000





Freehold

£1,480,000



8 Bedrooms



6 Receptions



6 Bathrooms



5564.98 sq ft

PROPERTY DETAILS

Currently arranged as three self-contained properties, The White House offers circa 6,000 sq ft of versatile accommodation, set within beautifully landscaped south-facing grounds of approximately ½ an acre. Occupying a highly sought-after conservation area, the property is close to Hastings Old Town, Hastings Country Park, the seafront and Hastings town centre with its mainline railway connections to London and Ashford.

Enjoying stunning views over Hastings Old Town and the English Channel, this imposing and beautifully improved period home offers flexible and versatile accommodation. The principal house operates as a four guest bedroom holiday lettings business, all with en-suite bath or shower rooms. Two separate residential spaces comprise a two / three bedroom split-level apartment with a stunning open plan living area, extensive storage and a wine cellar. The one bedroom detached former coach house features a large kitchen diner, living room with log burner and could provide 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 high ceilings, marble fireplaces, decorative cornicing and beautiful stained glass windows.

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

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

Entrance Porch and Hallway

Games Room
14'1" x 11'10" (4.30 x 3.61)

Sitting Room
16'9" x 16'6" (5.13 x 5.04)

Dining Room
16'9" x 15'10" (5.13 x 4.85)

Inner Hallway

Kitchen
13'9" x 11'9" (4.21 x 3.59)

Open Plan Owners Accomodation
28'4" x 26'9" (8.64 x 8.17)

Bathroom

WC

Stairs Down To Hallway

Bedroom
19'3" x 10'11" (5.89 x 3.35)

Bedroom
8'0" x 7'6" (2.45 x 2.29)

Bathroom / Bedroom
12'11" x 11'3" (3.96 x 3.43)

Storage x 3

Stairs Up To First Floor & Landing

Bedroom & En Suite
16'11" x 16'6" (5.16 x 5.03)

Bedroom & En Suite
16'9" x 16'6" (5.13 x 5.03)

Bedroom & En Suite
12'4" x 11'10" (3.78 x 3.61)

Bedroom and En Suite
12'4" x 11'10" (3.76 x 3.61)

Garden Level of Main House

Gym & Toilets
17'5" x 16'6" (5.33 x 5.04)

Cinema & Kitchenette
22'9" x 16'7" (6.95 x 5.08)

Wine Cellar and Storage

Detached Coach House

Kitchen / Breakfast Room

Shower / WC

Lounge

Stairs Up To Bedroom & Eaves Storage

Off Road Parking & Garage

Courtyard Garden

Established Mature Terraced Gardens

Swimming Pool

FEATURES

- CHAIN FREE
- Flexible Accommodation Providing Home and Income
- Amazing Sea Views
- Stunning Victorian Detached Property with Original Features
- Converted Coach House
- 4 Principal Reception Rooms
- Beautiful Landscaped Mature Gardens
- Gym, Cinema, Games Room, Wine Cellar & Swimming Pool
- Set in Conservation Area
- Walking Distance To Hastings Old Town and Seafront



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 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 are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.