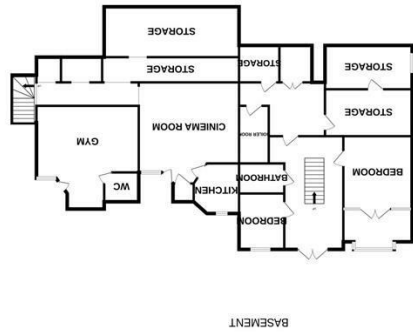
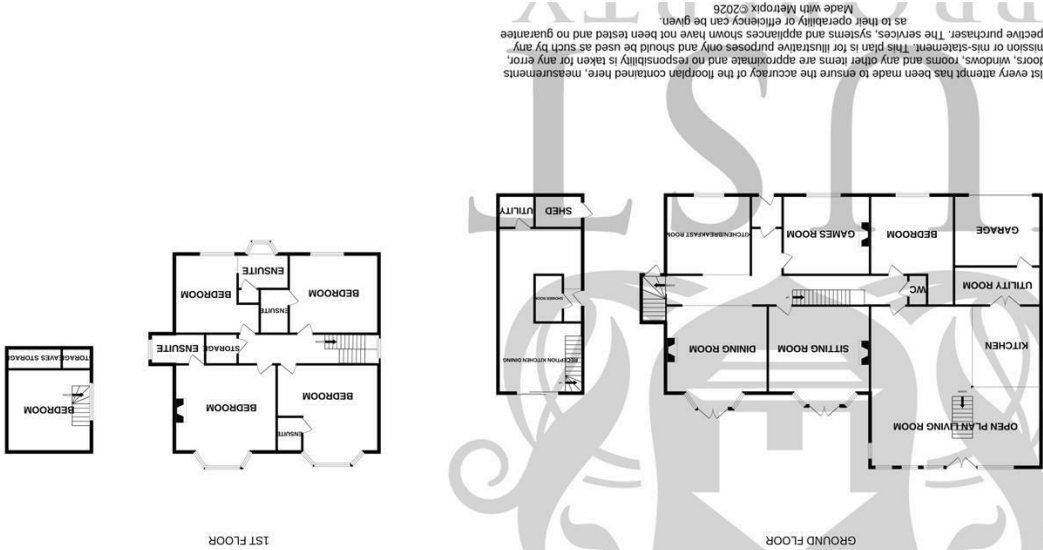




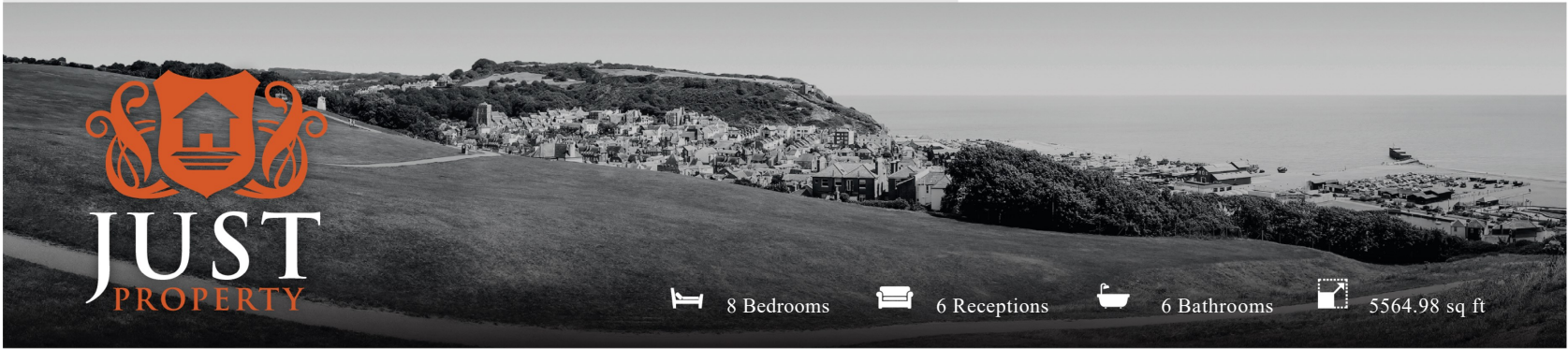
Energy Efficiency Rating		
 12	 51	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		EU Directive 2002/91/EC
England & Wales		



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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

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

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



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.