



MIDDLE ROAD, SWAY, LYMINGTON, HAMPSHIRE, SO41  
**£450,000 FREEHOLD**

**A RARE OPPORTUNITY TO ACQUIRE THE FREEHOLD INTEREST IN THIS BUSINESS AND RESIDENTIAL PROPERTY, SET IN THE HEART OF THE NEW FOREST VILLAGE OF SWAY.**

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**DESCRIPTION:**

A rare opportunity to acquire the freehold interest in this business and residential property, set in the heart of The New Forest village of Sway. This thriving coffee shop with fantastic three bedroom maisonette attached offers not only a great investment income but also delightful and spacious living accommodation.

**Covered Entrance Porch**

Outside courtesy light, obscure double glazed front door with matching side screens to both sides provide access to the:

**Entrance Hallway**

Two ceiling light points, stair to the first floor landing with under stairs storage cupboard, single radiator, telephone point, door off to the:

**Sitting Room 18'5" x 12'0"**

Smooth plastered ceiling with two ceiling light points. Dual aspect room with double glazed window to the front and two further obscure double glazed windows to the rear. Two single radiators, television point, power points. Door to:

**Kitchen/Breakfast Room 13'0" x 8'3"**

Smooth plastered ceiling with inset ceiling spot lights, double glazed window to the front with adjacent double glazed door giving access to the small courtyard, which is paved and surrounded by wooden panelled fencing. Rolled edged work surface in part to three walls with a range of shaker style base and drawer units below, with further matching wall mounted units over, including two glazed display cabinets. One and a half bowl stainless

steel sink and drainer unit inset to the work surface, with mono taps over and space and plumbing below for washing machine and dish washer. Further space for upright fridge freezer. Four ring electric hob inset to work surface with matching electric double oven below and fitted extractor fan and light above. Part tiled walls, power points.

Stairs from the entrance hallway provide access to:



### **First Floor Landing**

Smooth plastered ceiling with ceiling light point. Inset ceiling loft hatch giving access to the roof space and storage area. Double glazed window to the side, single door built in airing cupboard housing the wall mounted "Worcester" combination heating and hot water boiler. Further storage space.

Doors off to all first floor accommodation, including door to:

#### **Bedroom One 12'1" x 11'7"**

Ceiling light point, double glazed window to the front, single radiator, power points.

#### **Bedroom Two 13'5" x 9'2"**

Smooth plastered ceiling with ceiling light point, double glazed window to the side, single radiator, power points

#### **Bedroom Three 20'0" x 9'0"**

Two ceiling light points, dual aspect room with two double glazed windows to the front and further double glazed window to the side. Both double and single radiators, power points.

### **Family Bathroom**

Smooth plastered ceiling with inset ceiling spotlights, obscure double glazed window to the side, matching suite comprising of low level WC with concealed cistern, vanity wash hand basin with fitted double cupboard below and panelled bath with central mono taps and wall mounted shower with further wall mounted electric shaver point, and adjacent stainless steel ladder style radiator, tiling to all visible wall space.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.