THESE PARTICULARS WILL ADMIT TO VIEW.

Two Miles from the Sea

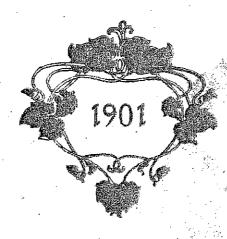
Three from Brighton.

ĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸ

ŊŊĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸ

"The Manor House,"

Upper Portslade.



Solicitors:

Messrs. GEARE & PEASE, 57, Lincoln's Inn Fields, London, W.C.

Auctioneers:

JENNER & DELL,

Regency Square, Brighton, and
The Grand, Avenue, Hove, Sussex.

HAMPTON & SONS,

ı, Cockspur Street, Pall Mall East,

PARTICULARS.

The property with the Manorial Rights, will first be offered as a whole, and if not sold, then separately as follows:—

LOT |. (Coloured Pink on Plan.)

The Attractive

uctive ____

Freehold Residential Property

KNOWN AS

"THE MANOR HOUSE," UPPER PORTSLADE,

Situate in a Commanding Position, about three quarters of a mile of Portslade Railway Station on the L. B. & S. C. Railway, with lovely views over the surrounding country, and sea to the south, from which it is distant about two miles only and within three miles of Brighton.

The Charming and Substantially Built

FAMILY RESIDENCE

has a SOUTHERN ASPECT, and is

Approached by a short CARRIAGE DRIVE through a pair of handsome ENTRANCE GATES.

IT CONTAINS-

On the Ground Floor-

vestibule,

from which, through a pair of handsome mahogany doors, is reached

The Spacious Entrance Hall,

20 ft. by 11 ft., heated by a hot water radiator (with outside stoke hole),

EXCELLENT DINING ROOM,

26 ft. by 17 ft. 9 in., including large bow window, fitted with slow combustion stove, tiled hearth and marble mantel. Adjoining and communicating is the

Library or Morning Room,

18 ft. 6 in. by 17 ft., fitted stove, tiled hearth and marble mantel, and a cupboard.

SUSSEX.

About three quarters of a mile of Portslade Station, TWO MILES FROM THE SEA, and

THREE FROM BRIGHTON.

PARTICULARS, VIEWS, PLAN AND CONDITIONS OF SALE

OF

The Freehold Residential Property

KNOWN AS

"THE MANOR HOUSE," UPPER PORTSLADE,

OCCUPYING A COMMANDING AND HEALTHY POSITION, COMPRISING A

WELL-BUILT AND CONVENIENTLY ARRANGED FAMILY RESIDENCE,

containing Four Reception Rooms, Conservatory, Twelve Bed and Dressing Rooms, Bath Room,
Two Staircases and Offices,

Grandly - Timbered Pleasure Grounds,

FINE LAWNS, ARBOURS, CHARMING SHADY WALKS, and PICTURESQUE VIEWS OF A FORMER MANOR HOUSE,

STABLING FOR FIVE HORSES. THREE COTTAGES.

MODEL FARMERY, DAIRY, LAUNDRY, TWO WELL-STOCKED KITCHEN GARDENS, GLASSHOUSES, LARGE ORCHARD, and

THREE ENCLOSURES OF MEADOW LAND.

THE AREA BEING ABOUT

20 ACRES.

THE MANORIAL RIGHTS.

POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

HAMPTON & SONS

IN CONJUNCTION WITH

JENNER & DELL

Will Sell the above by AUCTION, at the Mart, Tokenhouse Yard, E.C.,

On TUESDAY, 11th JUNE, 1901

At TWO o'clock precisely (unless previously disposed of by private treaty).

Particulars, Views, Plan, and Conditions of Sale may be obtained at the Mart, Tokenhouse Yard, E.C.; at the Auctioneers' Institute, Chancery Lane, W.C.; of Messrs. GEARE & PEASE, Solicitors, 57, Lincoln's Inn Fields, W.C.; of JENNER & DELL, Regency Square, Brighton and the Grand Avenue, Hove; and of HAMPTON & SONS LTD., 1, Cockspur Street, Pall Mall, London, S.W.

Approached by a flight of five steps from the entrance Hall,

A Charming Drawing Room,

23 ft. 6 in. by 18 ft., fitted ormolu mounted Steel Stove, tiled sides and hearth, and handsome carved statuary marble mantel. French casement windows opening on to a balcony with flight of steps leading to the gardens.

SMOKING ROOM.

with stove and marble mantel. LOBBY, fitted cupboards, drawers and strong room. GOOD BUTLER'S PANTRY, fitted china and glass cupboard. WASHING-UP PANTRY with sink, having hot and cold supplies. From the entrance Hall springs

THE PRINCIPAL STAIRCASE,

wide and easy of ascent. There is also a SECONDARY STAIRCASE for servants, leading from the lobby.

On the First Floor-

Five Best Bedrooms,

(the three largest measuring 26 ft. by 17 ft. 10 in., including bow window, 20 ft. by 12 ft. and 19 ft. by 15 ft.) all fitted stoves, three with marble mantels, and one with mahogany hanging cupboard.

Two Dressing Rooms,

one fitted stove and painted mantel.

FITTED BATH ROOM,

with hot and cold water supplies. Housemaid's Sink with similar services, Linen and Store Cupboards, on the half-landing space, W.C.

On the Upper Floor-

Four Good Bedrooms,

(two measuring 25 ft. by 12 ft., including bow window, and 20 ft. by 12 ft.), fitted stoves and hanging cupboards. DRESSING ROOM, fitted shelves; Box Room; Lobby with sink and cold water supply, two Store Cupboards, and W.C. on half-landing space.

In the Basement-

SPACIOUS WELL-LIGHTED KITCHEN,

with open range, dresser and cupboards; Scullery, fitted sink with hot and cold supplies, close range and baking oven; Store Room, Coal Cellar and Servants' W.C.; Paved Yard; Larder and fitted Dairy.

Range of excellent Cellarage under the house.

In close proximity to the House is a well-arranged LAUNDRY, fitted with copper, small stove and range of washing troughs, Coal Cellar, Wood and Knife House.

There is a plentiful supply of good Water by the Brighton Corporation Water Works.

THE STABLING

consists of three stalls, two loose boxes, double coach house heated by hot water pipes, corn house and Loft over. There is also a large harness room, coach house and washing shed, with paved yard, enclosed by double gates.

In the rear of the kitchen garden and abutting on the main road are

Two Capital Cottages,

each having five rooms and one a fitted dairy; also a COTTAGE for Coachman containing three rooms.

THE FARMERY

includes four cow sheds and hovels, calving house, two pig pounds, pigeon and poultry houses, and a large pond.

The Delightful Old Pleasure Grounds

which surround the house are in the highest state of cultivation and very attractive, being adorned by fine ornamental and forest trees, perennial and herbaceous plants, extensive shady walks, and including the

ROMANTIC IVY COVERED RUINS

of a former Manor House.

The GARDENS on the east side of the road are connected with the home grounds by a subway, and are laid out in lawns and flower beds with several arbours and summer houses artistically placed; also an orchard well stocked with choice fruit trees.

A doorway from the front Garden gives private access to the grounds of the adjoining Church.

Detached from, but adjacent to the house is a span-roof CONSERVATORY, 30 ft. by 20 ft.; a lean-to Conservatory, 24 ft. long, two Vineries and Fernery, all heated by hot water pipes; Tool and Potting Sheds, etc. Two productive Kitchen Gardens. The whole covering an area of about

6a. Or. Ilp.

LOT II.

(Coloured Blue on Plan.)

A Valuable Freehold Meadow,

having extensive frontage, containing an area of about

4a. 2r. 22p.

LOT III.

(Coloured Yellow on Plan.)

The Valuable Freehold Meadow,

containing an area of about

6 **3**a. Or. 7p.

LOT IV.

(Coloured Green on Plan.)

The Valuable Freehold Meadow,

containing an area of about

3 6 acres. 1 poles

LOT V.

The Manorial Rights of Portslade

WITH THE

QUIT RENTS, FINES, HERIOTS, PRIVILEGES, WRECKAGE RIGHTS & APPURTENANCES.

Further information respecting this Lot can be supplied by the Auctioneers.

Should Lot I. not be sold the Auctioneers reserve the Right to withdraw Lot V.

The plan and area attached to these particulars are based upon the Ordnance Survey, and with the several descriptions, etc., herein stated, are believed to be and shall be accepted as correct by both Vendor and Purchasers.

The Land Tax has been redeemed and the Tithe Rent Charge is quite a small one.

The rest was well and rest was

THE VALUABLE GROWING TIMBER AND THE FIXTURES,

usually designated Landlord's Fixtures, will be included in the Sale, but the purchaser of Lot One will be required to pay by Valuation to be made in the usual way, in addition to his purchase-money, for the Tenant's Fixtures, Fittings, Garden Tools, Plants, and other outside items (whether mentioned in these particulars or not) according to an Inventory which will be produced at the time of sale, or may be previously inspected at HAMPTON & SONS' Offices, I, Cockspur Street, Pall Mall, S.W.

THE WE WE WE WE WE WE

Possession can be had on Completion of the Purchase.



Conditions of Sale.

- 1.—The highest bidder for each Lot shall be the Purchaser, the Vendor fixing a reserve price and reserving the right to bid up to such reserve price for each Lot by himself or his agent.
- 2.—No person is to advance at each bidding less than a sum to be fixed by the Auctioneer, and no bidding shall be retracted; if any dispute shall arise the Lot in dispute is to be put up again at the last undisputed bidding, or the Auctioneer may determine the dispute.
- 3.—Each Purchaser shall, at the close of the Sale, pay to the Auctioneer a deposit of £10 per cent. On the amount of his purchase-money, and sign an agreement in the form subjoined for the completion of his purchase, and shall pay the remainder of his purchase-money, together with the value, as to Lot I, of the Tenant's Fixtures, on or before the 24th day of July, 1901, at the Office of Messrs. Geare & Pease, 57, Lincoln's Inn Fields, W.C., the Vendor's Solicitors, at which time and place the purchases are to be completed; and thereupon each Purchaser is, as from that date, to be let into possession the proportionate part of all outgoings up to that day being cleared by the Vendor, and all current outgoings shall be apportioned for the purpose of this Condition; and if from any cause whatever, other than wilful default on the part of the Vendor, the completion of any purchase is delayed beyond the before-mentioned day, the remainder of the purchase-money, and the value, as to Lot I, of the fixtures, are to bear interest at the rate of £5 per cent. per annum, from that day to the day of actual payment thereof.
- 4.—The Purchaser shall repay to the Vendor any sum that he may, after the Sale and before completion, expend upon or in respect of the Property, or the roads, streets, or ways adjoining the same, at the instance of any competent Local Authority, and in case of non-payment shall indemnify the Vendor in respect thereof.
- 5.—The Purchaser of Lot I shall, with his purchase-money, pay to the Vendor a proportionate part, as from the day of Sale, of the premium on any existing policy of fire insurance, and shall, so far as he lawfully can, have the benefit of such insurance; but the Vendor is not to be bound to keep on foot any such insurance or to give the Purchaser notice of any premium being or becoming due.
- 6.—The Vendor will deliver or send by post to each Purchaser an abstract of his title to the premises, and such title shall commence, as to both Lots, with the will of John Borrer, who died on the 12th day of August, 1866, whereby the same were devised to Trustees upon Trusts for Sale, and it shall be assumed that the Testator was at his death seized in fee.
- 7.—Each purchaser shall, within 10 days after the delivery of the abstract, give to Messrs. Geare and Pease a statement in writing of all objections to or requisitions on the title, and in default thereof, and subject thereto, the title is to be deemed accepted, and time shall in this respect be of the essence of the contract; and if any Purchaser shall insist on any objection or requisition, or shall require any information which the Vendor shall be unable or, on the ground of expense or otherwise, unwilling to remove, comply with, or furnish, the Vendor may, by notice in writing, to be given to the Purchaser or his Solicitor, at any time, and notwithstanding any intermediate negotiation or litigation in respect of such objection or requisition, annul the Sale, and thereupon return the deposit money, but without interest, cost of investigating title, or other compensation or payment whatever, and the Purchaser shall thereupon return the abstract of title and other documents which have at the Vendor's expense been delivered to him. No Purchaser shall make any requisition on or objection to any deed or documents 20 years old or upwards, nor shall any Purchaser require copies or tracings of any plans referred to in the abstract which are not in the Vendor's possession, and all statements or recitals in any documents 20 years old or upwards shall be conclusive evidence of the facts and matters stated and recited therein.
- 8.—Upon payment of the balance of the purchase-money, and value, as to Lot 1, of the said Fixtures, each purchaser shall, at his own expense, have a proper assurance of the Lot purchased by him, and the engrossments thereof are to be delivered at the Office of the Vendor's Solicitors at least seven clear days before the 24th July, 1901.
- 9.—The respective lots are believed to be and are to be taken as correctly described in the Particulars; but the Vendor shall not be required to identify them with the description or plans in the abstracted documents; nor shall any incorrect statement, error, or omission, found in the Particulars of either lot, or any discrepancy between the measurements given in the documents of title and those in the Particulars, annul the sale, or entitle any Purchaser to be discharged from his purchase; nor is the Vendor or any Purchaser to claim or be allowed any compensation in respect thereof.
- 10.—If any deed or document relating to or affecting the title of either lot dated prior to the passing of the Customs and Inland Revenue Act, 1888, shall be found to be unstamped, or improperly or insufficiently stamped, no objection or requisition shall be made on that account, and any purchaser requiring it shall bear the expense of stamping or re-stamping any such document.
- 11.—The lots are sold subject to all quit rents and manorial rights, liabilities of tenure, and to all tenancies, tenants' rights, easements, rights of way, light, drainage, and other rights affecting the same, whether referred to in the Particulars or not.
- LASTLY.—If any Purchaser shall neglect to comply with the above conditions his deposit money shall be absolutely forfeited to the Vendor, who shall be at liberty to proceed to another sale (with or without notice to the Purchaser at the present sale) either by public auction or private contract; and the deficiency (if any) occasioned by such second sale, with all expenses attending the same, shall be forthwith made good by the defaulter at the present sale, and in case of non-payment of the same, the whole thereof shall be recoverable by the Vendor as and for liquidated damages, without the necessity of previously tendering any assurance to the Purchaser, but any increase in price which may arise on such second sale shall belong to the Vendor.

Agreement.



J

of

, in the County of

, do hereby acknowledge that at the Sale by Auction this day of the Property mentioned in the within Particulars, I was the highest bidder for, and was declared the Purchaser of, Lot , subject to the within Conditions of Sale, at the price of £ and that I have paid the sum of £ , by way of deposit and in part payment of the purchase-money, to the Auctioneers, Messrs. Hampton & Sons, and I hereby agree to pay the remainder of the said purchase-money and to complete the said purchase according to the within Conditions.

Dated the		day of					, 1901.	
Purchase-money	ř.			£	:	:		
Deposit	••	•		£	:	;		
Balance due	• •	••		£	;	:	_ -	

As Agents for

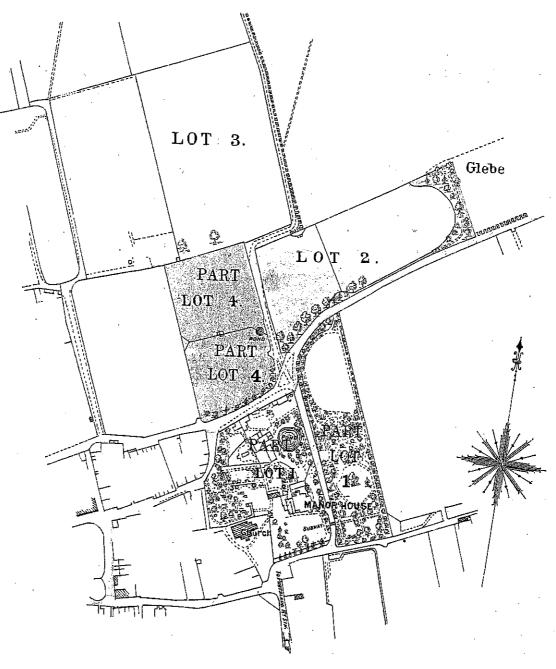
the Vendor, we ratify this Sale and acknowledge the receipt of the above-mentioned deposit.

Abstract of title to be sent to

FREEHOLD RESIDENTIAL PROPERTY "THE MANOR HOUSE" UPPER PORTSLADE.

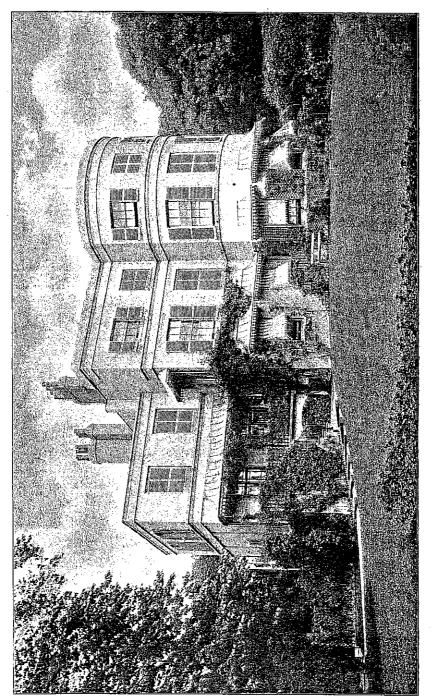
(Near BRIGHTON, SUSSEX.)

To be Sold by HAMPTON & SONS in connection with JENNER & DELL, 1901.



Scale-312-49 Feet to One Inch!

N.B. This Plan is published for convenience only, and although believed to be correct, ils accuracy is in no way guaranteed.



'THE MANOR HOUSE," UPPER PORTSLADE.



"THE MANOR HOUSE," Upper Portslade.

Views of the Grounds.

