

2nd Edition.

THESE PARTICULARS WILL ADMIT TO VIEW.

*Two Miles from the Sea
and
Three from Brighton.*

"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,
1, Cockspur Street, Pall Mall East,
London, S.W.

PARTICULARS.

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

LOT I. (*Coloured Pink on Plan.*)

The Attractive 

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. 1lp.

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 3/4 a. Or. 7⁰ p.

LOT IV.

(Coloured Green on Plan.)

The Valuable Freehold Meadow,

containing an area of about

3 1/2 acres. 7 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 VALUABLE GROWING TIMBER AND THE FIXTURES,

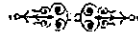
usually designated Landlord's Fixtures, will be included in the Sale, but the purchaser of Lot One will be required to pay by Valuation to be made in the usual way, in addition to his purchase-money, for the Tenant's Fixtures, Fittings, Garden Tools, Plants, and other outside items (whether mentioned 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, 1, Cockspur Street, Pall Mall, S.W.



Possession can be had on Completion of the Purchase.



Agreement.



I
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 £ : :

Deposit £ : :

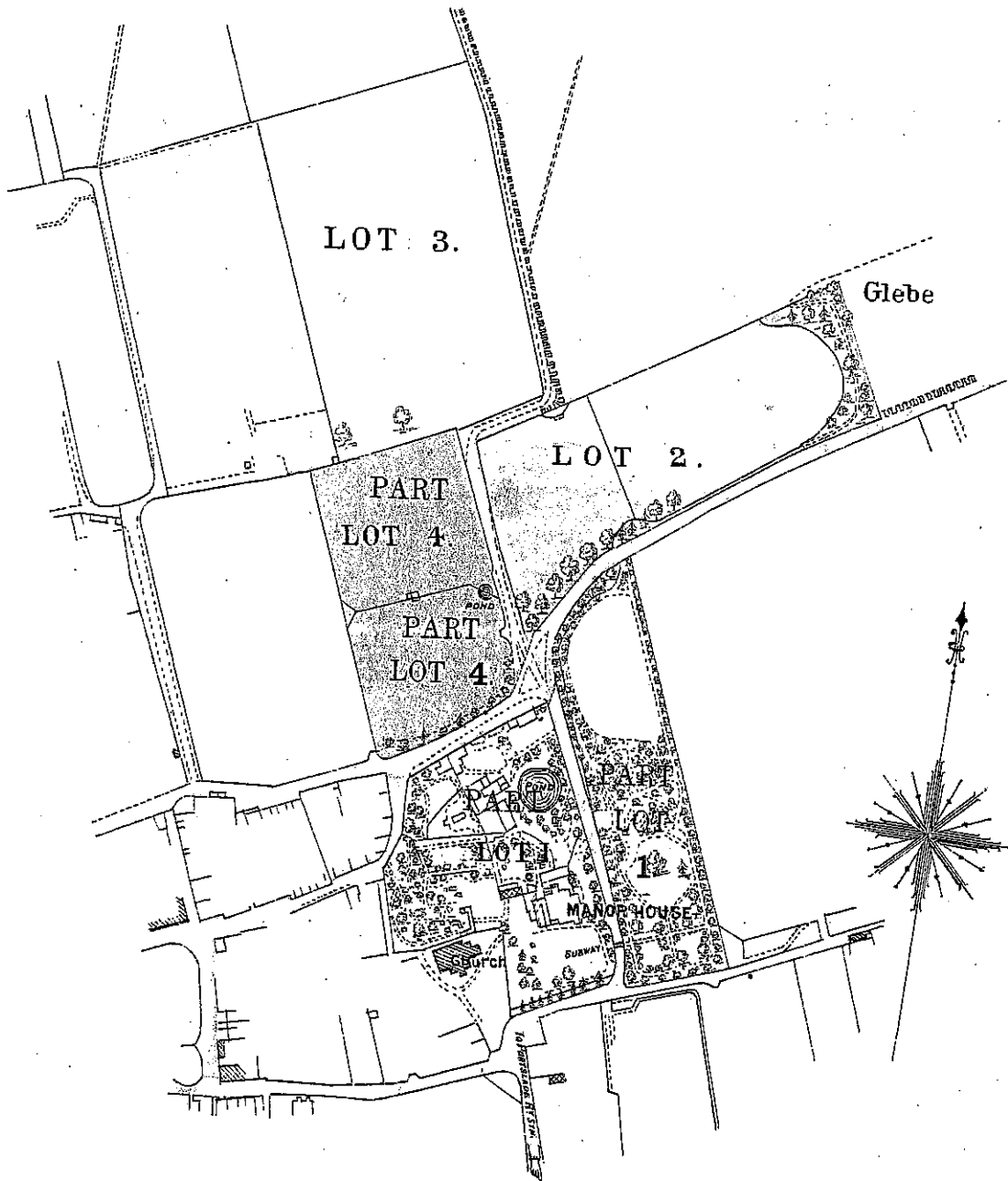
Balance due £ : :
=====

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

Plan of the
FREEHOLD RESIDENTIAL PROPERTY
 KNOWN AS
"THE MANOR HOUSE" UPPER PORTSLADE.
 (Near BRIGHTON, SUSSEX.)

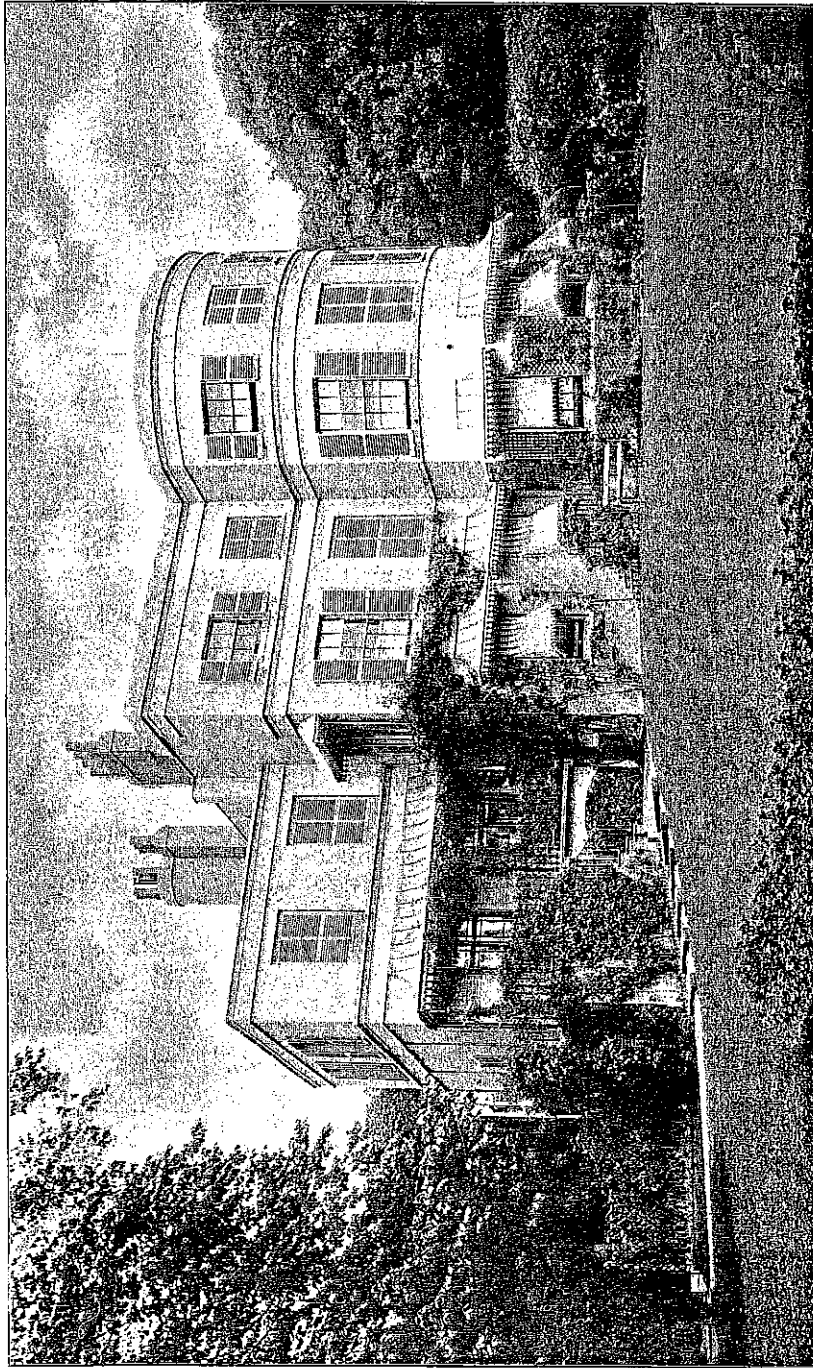
To be Sold by
HAMPTON & SONS in connection with **JENNER & DELL,**
 1901.



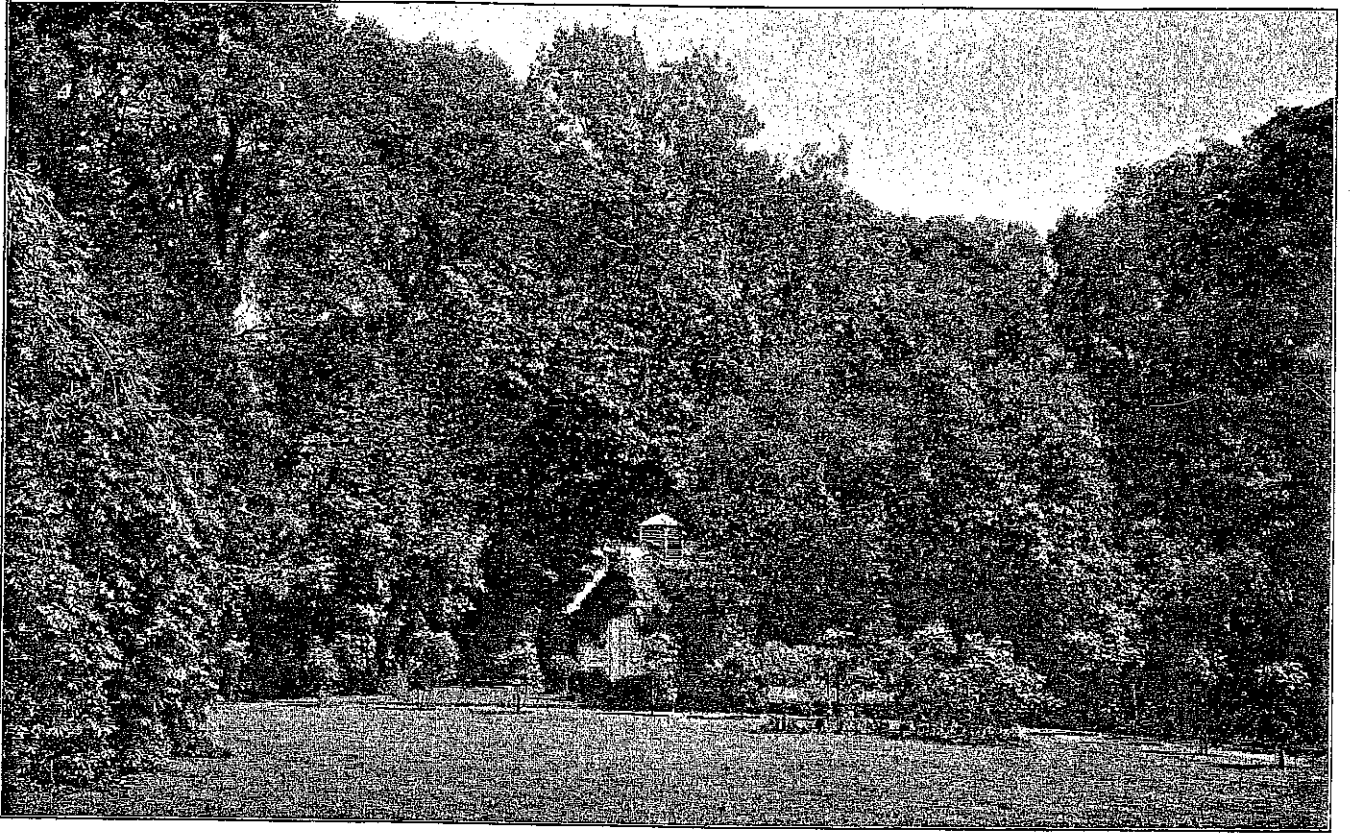
Scale-312.49 Feet to One Inch.



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



"THE MANOR HOUSE," UPPER PORTSLADE.



"THE MANOR HOUSE," UPPER PORTSLADE.
VIEWS OF THE GROUNDS.

