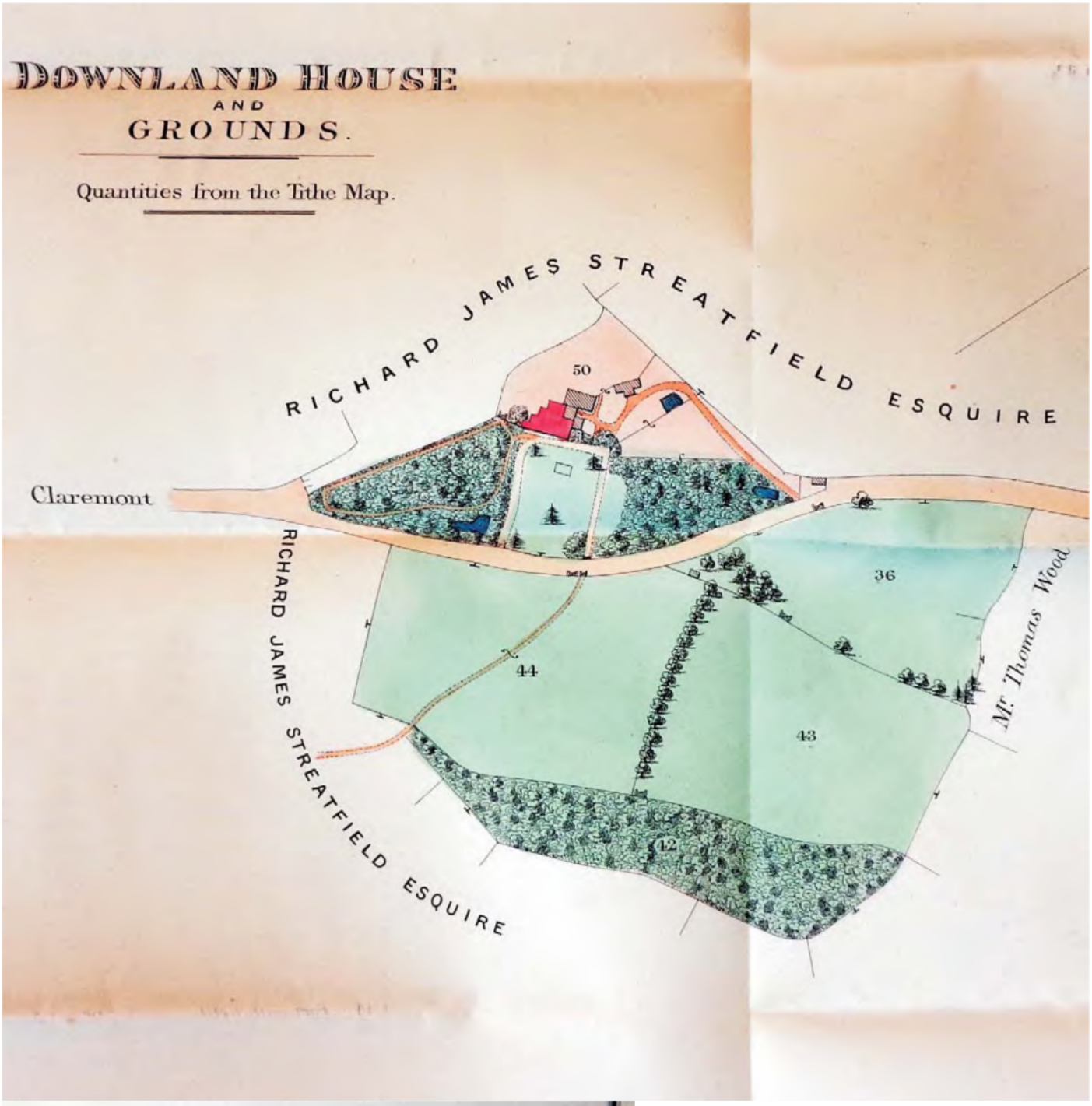
APPENDIX 22:

Sale particulars of 1873: Downland House with gardens, 15 acres in Uckfield; The Keep reference BUR/2/6/1873/5, as advertised in the Brighton Gazette on the 29th of May 1873:
https://www.thekeep.info/collections/getrecord/GB179_BUR_2_6_1873_5

DOWNLAND HOUSE AND GROUNDS.

Quantities from the Tithe Map.



SCHEDULE.

№	Names	Description	Quantity a	r	p
36	Road field	Meadow	2	2	39
42	The Wood	Wood	2	0	4
43	Wood field	Meadow	3	2	3
44	Foot path field	Dº	3	3	16
50	House, Gardens, Lawn &c.	House &c.	3	3	16
		Total	15	3	38

The Keep Reference: **BUR/2/6/1873/5**
https://www.thekeep.info/collections/getrecord/GB179_BUR_2_6_1873_5

BRIGHTON GAZETTE.

Fashionable Chronicle, South of England Advertiser.

No. 2758.] Registered for Transmission Abroad. THURSDAY, MAY 29, 1873. Established A.D. 1831. [One Penny.

MESSRS.

JENNER & DELL,

House and Estate Agents,

22, *REGENCY SQUARE,*

BRIGHTON.

PRIVATE RESIDENCES TO BE LET, FURNISHED, IN EVERY DESIRABLE LOCALITY.

SUSSEX.

MESSRS JENNER and DELL have been favoured with instructions to Let, Unfurnished, with possession, a noble FAMILY MANSION, replete with every convenience, standing in the midst of its own Park, and commanding extensive views of the South Downs, about 4 miles from Brighton, 2 from Hurstpierpoint, and 5 from Hassocks Station, on the London, Brighton, and South Coast Railway. The House contains 3 handsome reception rooms, 12 bed and dressing rooms, bath room, and every convenience; there is also a detached set of stabling for 8 horses, with coach-house, harness room, and loose box, and productive kitchen garden, walled in, and well stocked with fruit trees in full bearing. The Park is well timbered, and studded with fine old trees, and is bounded by a trout stream. Rent £200 per annum. Further particulars may be obtained of Messrs. JENNER and DELL, 22, Regency Square, Brighton.

KEMP TOWN, BRIGHTON.

MESSRS. JENNER and DELL have received instructions from Lord Penrhyn, for three or four years, to Let, DISCLOSED RESIDENCE, situate in the above locality. The House, which is very well arranged, contains 3 reception rooms, 7 bed rooms, and dressing room, large bath room, with hot and cold supply, and every convenience, with capital domestic offices, and servants' bed rooms, and has a small garden in front, and a productive kitchen garden at the back. Rent £80 per annum. Further particulars may be obtained of Messrs. JENNER and DELL, 22, Regency Square, Brighton.

BRIGHTON.

MESSRS. JENNER and DELL have received instructions from Lord Penrhyn, for three or four years, to Let, DISCLOSED RESIDENCE, situate in the above locality. The House, which is very well arranged, contains 3 reception rooms, 7 bed rooms, and dressing room, large bath room, with hot and cold supply, and every convenience, with capital domestic offices, and servants' bed rooms, and has a small garden in front, and a productive kitchen garden at the back. Rent £80 per annum. Further particulars may be obtained of Messrs. JENNER and DELL, 22, Regency Square, Brighton.

WAUGHAM, NEAR CRAWLEY, SURREY.

MESSRS. JENNER and DELL are instructed to LET, for three months from end of June, a PRIVATE RESIDENCE, standing on the high road from Reigate to Horsham, about 4 miles from the former town, and 2½ miles from Horsham Station. The House contains 3 reception rooms, 7 bed rooms, and dressing room, bath room, and every convenience, with capital domestic offices, and servants' bed room, and has a small garden in front, and a productive kitchen garden at the back. Rent £80 per annum. Further particulars may be obtained of Messrs. JENNER and DELL, 22, Regency Square, Brighton.

HAYWARDS HEATH.

MESSRS JENNER and DELL have to LET UNFURNISHED, for any period, a SEMI-DETACHED RESIDENCE, situate within a few minutes' walk from the station, containing, on the ground floor, dining room, drawing room and study, seven bedrooms, two dressing rooms, bath room, and the usual domestic offices, and has a small garden in front of the house, and a compact lawn and kitchen garden in the rear. Rent £80 per annum.

Further particulars may be obtained of Messrs. JENNER and DELL, 22, Regency Square, Brighton.

BURGESS HILL.

MESSRS JENNER and DELL are instructed to LET, FURNISHED, a very desirable DETACHED RESIDENCE, situate in this very favourite locality, within about five minutes' walk of the Burgess Hill Station, commanding good country views, and containing 3 sitting rooms, 6 bed rooms, and good domestic offices. The house stands back from a convenient distance from the road, has a large garden in front, and a productive garden in the rear. There is also a coach-house and stable. Rent £80 per annum.

Further particulars may be obtained of Messrs. JENNER & DELL, 22, Regency Square, Brighton.

PROPERTIES REGISTERED FREE OF CHARGE.

VALUATIONS MADE FOR PROBATE & TRANSFER.

Agents for the LONDON ASSURANCE.

OFFICE HOURS, 9 TILL 6: On SATURDAYS, 9 TILL 2.

BOROUGH OF BRIGHTON.

ISLEHAM, MAYOR.

Notice is Hereby Given that a PUBLIC MEETING of the Inhabitants of the Borough of Brighton will be held at the TOWN HALL, THIS DAY (THURSDAY), MAY 29TH, 1873, at Twelve o'clock at noon precisely, to consider the propriety of holding the

ANNUAL REGATTA

of Brighton and to take such steps relative thereto as may be deemed expedient.

Dated this 22nd day of May, 1873.

DAVID BLACK, Town Clerk.

ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

SUSSEX BRANCH.

The Council is in great need of assistance. Subscriptions and Donations should be sent to the Local Secretary, Major Buchanan, 32, Duke Street, Brighton.

A LADIES' COMMITTEE has been established for the employment of married and other women, and for the distribution of Insurance in Schools, Cottages, Workhouses, Prisons, and all public places destined to Benefit, Relief, or Residence of children or animals. In support of such movement the principles and Donations should be forwarded to Miss Rivers or Miss Dodsworth, Hon. Secretaries, at Ladies' Committee, 32, Duke Street, Brighton.

PHŒNIX FIRE OFFICE, Lombard Street and Charing Cross, London.

Established 1782.

Prompt and Liberal Loss Settlements.

Insurances effected in all parts of the World.

Specification: GEO. W. LOVELL, JOHN J. BROOMFIELD.

WARD, F. W., formerly employed at the Theatre Royal, Brighton, begs to inform his friends and the public that he has Commenced Business on his own account at 3, B. A. Cottages, Montpelier Road, Brighton, where all favours will be thankfully received, and the strictest attention paid.

LONDON, BRIGHTON, AND SOUTH-COAST RAILWAY.

CHEAP EXCURSIONS FROM BRIGHTON.

WHIT-SUNDAY, JUNE 1st, 1873.

At 4.10 a.m. for BOGNOR, CHICHESTER, HAVANT for Ascot and Leatherhead, PORTSMOUTH for Isle of Wight; and at 8.35 a.m. for HASTINGBOURNE, HAILSHAM, ST. LEONARDS, HASTINGS.

Return Fares.	1st Class	2nd Class.	3rd Class.
Portsmouth and Havant ...	8s. 6d.	6s. 6d.	5s. 6d.
Chichester and Bognor ...	7s. 6d.	5s. 6d.	4s. 6d.
Hastings and St. Leonards ...	6s. 6d.	4s. 6d.	3s. 6d.
Hailsham and Hailsham ...	5s. 6d.	4s. 0d.	3s. 0d.

(By order), J. P. KNIGHT, General Manager.

London Bridge Terminus, May, 1873.

LONDON, BRIGHTON, AND SOUTH-COAST RAILWAY.

ON WHIT MONDAY, JUNE 2nd.

RETURN TICKETS (First, Second and Third Class) to ST. LEONARD'S AND HASTINGS

at a fare and one Quarter for the Single Fare, for the Journey, will be issued by the Ordinary Trains leaving BRIGHTON 1.25 a.m., Kemp Town, 1.30 a.m., Hove, 1.35 a.m., Preston Park (Warrior Square) 1.45 p.m.; St. Leonards (West Marina), 7.15 p.m.

(By order) J. P. KNIGHT, General Manager.

London Bridge Terminus, May, 1873.

THE CHEAPEST EXCURSION OF THE SEASON.

The Committee of the Railway Library Institution beg to announce that they have made arrangements for an

EXCURSION, on WHIT-TUESDAY, June 3, 1873, to HAMPTON COURT.

The RAILWAY FARES will be as the following low rates:—

TO HAMPTON COURT AND BACK.	
Third Class (fair, 6½m.)	Second Class.
3s.	4s.
Children under Twelve, Half-price.	

An excellent Band is engaged to accompany the Excursion.

SPECIAL TRAINS will leave BRIGHTON at 8.0 a.m.

Returning from Hampton Court at 7.25 p.m.

THOS. BARRETT, Secretary.

Brighton, May 20, 1873.

SALES BY AUCTION.

WEST END SALE ROOMS.

MESSRS. WILKINSON and SON will Sell by Auction, at their West End Sale Rooms, 97, Western Road, Hove, on Wednesday, June 11th, at Twelve,

A large quantity of excellent FURNITURE, PICTURES, ORNAMENTAL ITEMS, &c.

102, North Street, Brighton.

SUSSEX.

Nine miles from Brighton and within five minutes' walk of a Railway Station on the main London Line; a charming FREEHOLD RESIDENCE, 3½ miles from Lewes, standing in its own grounds of 3a. 3r. 32p., with extensive lodge, stabling and coach-house.

MESSRS WILKINSON & SON are favoured with instructions from the owner to Sell by Auction, at their Sale Rooms, 102, North Street, Brighton, on Tuesday, June 10th, at Two o'clock precisely,

THE above RESIDENCE, known as "HURSTWOOD," pleasantly situate on the high road from Lewes to Hurstpierpoint, and within five minutes' walk of the Station on the London, Brighton, and South Coast Railway, about 3½ miles from Lewes, 9 from Brighton, and 5 from Hassocks Station. The House is approached by a carriage drive, and contains 3 reception rooms, 7 bed rooms, bath room, and good domestic offices. Also a well of soft water pipped, and good stabling and coach-house.

THE PLEASURE GROUNDS AND VEGETABLE GARDENS are tastefully laid out with ornamental timber, and with productive fruit trees in full bearing, and are bounded by a trout stream, and contain about 3a. 3r. 32p. of Freehold Land.

The Property is situate on all sides and possesses a most extensive and beautiful view of the South Downs, and is in the occupation of Mr. Thomas Hall, as a yearly tenant.

To be viewed by cards only, to be obtained of the Auctioneers, Brighton; and particulars of the conditions of sale and 14 days' title may be had of Messrs. Gell and Hammond, Solicitors, Lewes; at the Inns of Court Hotel, and Hammond, Solicitors, 24, Lincoln's Inn Fields, Brighton; and of

Messrs WILKINSON and SON, Auctioneers and Estate Agents, 102, North Street, Brighton.

SUSSEX.

FREEHOLD DAIRY FARM of 61 Acres 3r. 32p., also valuable Freehold Cottage and Garden, with Stable and Coach-house, situate at Ditchling Common, about 5 miles from Brighton, and 1 mile from Hassocks Gate Station, and in the centre of the most delightful part of the South Downs, and commanding extensive views of the same.

MESSRS WILKINSON & SON will Sell by Auction, at their Sale Rooms, 102, North Street, Brighton, on Thursday, June 5th, at Three,

THE VERY DESIRABLE FREEHOLD ESTATE, or "BROAD OAKEN," EXPECTATION, Sussex, about 1½ miles from Lewes, and 6 miles from Brighton, comprising a most substantial and commodious Family Residence, with the Farmery, Cottages, and about 81 Acres of rich Pasture and Arable Land, in a ring fence, and adjoining Turnpike Road, the whole in excellent repair and forming a most desirable investment.

Particulars and conditions of sale may be had of Messrs. Miller & Smith, Solicitors, 4, Salisbury Street, Strand, London, W.C.; and of

Messrs WILKINSON and SON, Auctioneers and Estate Agents, 102, North Street, Brighton.

MOUNT STREET, BRIGHTON.

MESSRS. WILKINSON and SON will Sell by Auction, at their Sale Rooms, 102, North Street, Brighton, on Tuesday, June 10th, at Half-past Two,

A FREEHOLD SHUTTING SHOP, at the south end of MOUNT STREET, with a frontage of 17 ft., or thereabouts.

Particulars of Messrs. BRAINSBY, Bay, Solicitor Middle Street; and of the Auctioneers.

4, ALEXANDRA TERRACE, PORTSLADE-BY-SEA, SUSSEX.

MR RICHARDS is favoured with instructions from S. Osmond, Esq., to Sell by Auction, on the premises, No. 4, Alexandra Terrace, Portslade-by-Sea, Sussex, on Thursday, June 5, 1873,

THE CONTENTS of the very clean and well FURNISHED HOUSE, comprising Chimney and Pier Glasses, Tapestry and Axminster Carpets, nearly new Bedsteads and Kidder mattresses, chests of drawers, washstands, dressing tables, and toilet glasses, bedding, blankets, pillows, blankets, counterpanes, and sheets, quantity of glass and china, kitchen requisites, and other effects, including a capital 7-octave cottage pianoforte, nearly new Brussels and Kidder carpets, chimney glasses, engravings, fenders, a capital mahogany dining room suite, covered in crimson rep, walnut wood drawing room suite, covered in rich tapestry, walnut wood chiffonier, loo table, bookcase, a capital mahogany dining table, fenders and fire implements, a choice selection of china and glass, and quantity of kitchen requisites.

Sale to commence at One o'clock to the minute.

May be viewed day prior to and morning of sale, and catalogues had at Bar of Mr. Richards, Strasburg Villa, Portslade-by-Sea, and at the Auctioneer's Offices,

144, WESTERN ROAD, BRIGHTON.

The desirable Residence to be Let or Sold.

Under Royal Patronage.

THE CHINESE AND JAPANESE WAREHOUSE,

41, *EAST STREET, BRIGHTON.*

PROTECT YOUR CARPETS FROM THE SUN.

CHINESE MATTING,

Patterns and Widths in great variety, can be fitted to any part of the House for Sixpence per Yard.

A FRESH IMPORTATION OF JAPANESE LANTERNS, For Conservatories, Garden Parties, Croquet Lawns. Give a very pretty effect.

PURE CHINESE TEA, FROM 2s. PER LB.

From Messrs. COLLARD & COLLARD, London.

ALFRED KENT,

PRACTICAL

PIANO-FORTE MANUFACTURER,

SALESMAN, and VALUER,

5, LANSDOWNE TERRACE,

WESTERN ROAD, BRIGHTON.

And late with Messrs. J. B. Cramer and Co., 99, Western Road, Brighton.

PIANOS BOUGHT, EXCHANGED, AND REPAIRED.

PIANOS TUNED, REGULATED, AND TONED.

Pianos Reconstructed, Extended in Compass, and entirely altered in appearance so as to retain their full original value. Only skilled Workmen employed, and frequently preferable to new Instruments of inferior manufacture.

Musical Instruments of every description Bought and Exchanged.

Pianos Selected for Purchasers (if required) on a stated commission, thereby insuring economy and satisfaction.

The Latest Novelty in Pianos is a Black and Gold exterior.

PIANOS FOR SALE.

A JOHN BROADWOOD & SONS, Cheek Action, 7 Octaves, Repetition Touch, COTTAGE. 35 Guineas. Second-Hand. Splendid condition.

A Cheek Action Walnut PIANETTE, by Cramer & Co., London. 7 Octaves; good condition. 25 Guineas. Second Hand.

A New Style of PIANO for School Practice or hard work. Warranted, full in tone, with 5 fine but firm touch and durable; only 18 inches high. Finished and Sold by J. KENT. 100 nett cash.

A Rosewood COTTAGE, £70; and HARMONIUM, £6 10s.

SEE ADDRESS AS ABOVE.

TO INTENDING VISITORS TO TUNBRIDGE WELLS.

MR FURBER has a large selection of RESIDENCES (Furnished and Unfurnished) to be Let, for long or short periods, in the best positions in the Neighbourhood.

Lists of Properties may be obtained from Mr CHARLES BACON, 30, The Pantiles, Tunbridge Wells; or from Mr FURBER, Auctioneer, Estate Agent, and Valuer, Office, 14, Mount Pleasant, Tunbridge Wells.

SALES BY AUCTION.

SUPERIOR FURNITURE.

59, LONDON ROAD, BRIGHTON.

(By direction of the Executors, under a Will.)

MR ATTREE has to announce that he is instructed to Sell by Auction, on Thursday next, June 5th,

The whole of the SUPERIOR FURNITURE and EFFECTS.

Particulars and bills of sale will appear in next advertisement.

The Public Auction Mart,
128, North Street, Brighton,
29th May, 1873.

BRIGHTON.

SIX FREEHOLD HOUSES, Nos. 14, 15, 16, 17, 18, and 19, CROWN STREET, Russell Road. FREEHOLD HOUSE, No. 20, DANVERS STREET; and FREEHOLD WORKSHOPS, Nos. 1 and 2, DANVERS STREET, Russell Road.

MR ATTREE will Sell by Auction, by direction of Trustees under the Will of the late Mr. Charlwood Field, at the Public Auction Mart, 128, North Street, Brighton, on Thursday, June 12th, 1873, at Three o'clock precisely,

SIX VALUABLE FREEHOLD HOUSES, most desirably situate in CROWN STREET, Western Road, and 2 DWELLING HOUSES, WORKSHOPS, STABLE YARD, and PREMISES, known as CARTER'S YARD, in DANVERS STREET, Russell Road, Western Road. Producing a rental of £102 per annum.

Particulars and Conditions may be had of the Auctioneer, 24, Ship Street, and Messrs. Gell and Hammond, Solicitors, 24, Lincoln's Inn Fields, London, W.C.; and of Mr. Alfred Otter, Solicitor, Brighton.

The Estate Auction Mart, 128, North Street, Brighton.

BRIGHTON.

DESIRABLE FREEHOLD HOUSE, No. 6, BOROUGH STREET, WESTERN ROAD, Brighton; let to a good tenant, at a rental of £30 per annum.

MR ATTREE will Sell by Auction, on Thursday, June 12th, 1873, at the Public Auction Mart, 128, North Street, Brighton, at Three o'clock precisely,

A VALUABLE FREEHOLD PROPERTY, most desirably situated, and known as No. 6, BOROUGH STREET, WESTERN ROAD, in the occupation of a good tenant, at a rental of £30 per annum.

Particulars and conditions may be obtained 14 days prior to the sale of Messrs. Broadwood and Tilden, Solicitors, 7, Great Winchester Street Buildings, London, E.C.; and of the Auctioneers, 24, Ship Street, Brighton.

The Estate Auction Mart, 128, North Street, Brighton.

ST. MARGARET'S PLACE, BRIGHTON.

VALUABLE FREEHOLD RESIDENCE with good Garden, situate close to St. Margaret's Chapel, with Stabling.

MR ATTREE has to announce that he is instructed to Sell by Auction, at the Public Auction Mart, 128, North Street, Brighton, on Thursday, June 19th, 1873, at Three o'clock precisely,

The VALUABLE FREEHOLD RESIDENCE, situate in ST. MARGARET'S PLACE, Ewhurst Road, Brighton, with Garden abutting on the grounds of Westfield House, close to the Church of St. Margaret's Chapel. The Garden will be found an exceptionally good one.

Particulars and conditions may be obtained ten days prior to the sale of Messrs. Lewis and Lewis, Solicitors, 17, Bedford Street, Bedford Row, London, and of Mr Attree's Offices, 24, Ship Street, Brighton.

The Estate Auction Mart, 128, North Street, Brighton.

FREEHOLD PROPERTY, situate in Queensbury Mews, near to the Queen's Road.

MR ATTREE has to announce that he is instructed by the Mortgagee, to Sell by Auction, at the Public Auction Mart, 128, North Street, Brighton, on Thursday, June 19th, 1873, at three o'clock precisely,

A VALUABLE FREEHOLD PROPERTY, SITUATE IN REAR OF No. 5, LONDON ROAD, LATELY USED AS AN AGE INTO QUEENSBURY MEWS, CLOSE TO REGENCY SQUARE.

Particulars and conditions may be obtained ten days prior to the Sale of Messrs. Taylor, Hazell, Taylor, and Sendall, 9, Great James Street, Bedford Row, London, and of Mr Attree's Offices.

The Estate Auction Mart, 128, North Street, Brighton.

SITES FOR VILLA RESIDENCES, with ten acres or more of park-like land each, within 35 miles of London, easy of access by Railway to Victoria and Cannon Street, and within easy reach of Godstone Station.

MR JAMES BEAL is instructed to offer for Sale by Auction, at the Mart, Tokenhouse-yard, in lots, on Tuesday, June 17, at 1 o'clock precisely,

An attractive FREEHOLD ESTATE, comprising Six Lr. Sly. Meadows, containing 10 acres, 1 rood, and 31 perches, situate at Godstone, and on the road to the village of Nutfield, affording a variety of sites for the erection of villas with the requisite accommodation and about 10 acres of pasture and arable land adjoining, and beautifully undulating and commanding most extensive and pleasing views over the surrounding country around. The property offers altogether many attractions not only as a means of investment, but also for the erection of villas for self and gentlemen's farm, and is a very convenient spot for building, having a further advantage of a frontage to the Godstone Green Rd.

It is copyhold of the Manor of Frankfield, but is equal to freehold.

Mr Thomas Wood is the lessee, will show the property, and attend particulars and conditions of sale may be had of Messrs. Lewis and Lewis, 17, Bedford Row, London; of Mr John Lewis, Solicitor, 7, Lewes; at the Auction Mart, Tokenhouse-yard; and of James Beal, Estate Agent, Godstone, and at the Inns of Court and Railway Hotels.

EXTENSION OF PREMISES.

W. HAMILTON,

IN ORDER TO FACILITATE THE SELECTION OF

BEDSTEADS, BEDDING, AND BEDROOM FURNITURE,

is adding to his present Warehouse the adjoining commodious Premises, which he trusts will greatly tend to the convenience of his Customers.

During the Alterations, the present Stock of Bedsteads, Bedding, Furniture, &c., Carpets, Oilcloths, Linoleums, &c., will be offered for Sale at a Considerable Discount from the present marked prices.

45 & 46, SHIP STREET,

Two doors from the General Post-Office.

COUNTRY & TOWN RESIDENCES, LANDED ESTATES INVESTMENTS, HUNTING SEATS, FISHING AND SHOOTING QUARTERS, MANORS, &c.

MR JAMES BEAL'S REGISTER of the above stations is now ready, and will be forwarded to intending purchasers on receipt of stamp, or may be had on application at the Mart, Tokenhouse-yard, Lothbury, E.C. Mr. BEAL has been favoured for the ensuing Year with the sole Agency for the following List (should be forwarded at early as possible), which will be published on Friday next, and may be had of the Auctioneer, 20, Market Street, Brighton.

POINT LACE.

MISS STEWART

(From Mrs. Rowe, Old Quebec Street, London),

Has Removed to 27, West Street, Brighton.

Begs respectfully to announce that she gives Lessons in Point Lace, Run and Lace Embroidery, and Crochet, at her residence, 27, West Street, Brighton, and Customers can be waited upon at their own residences, if desired. Orders for Point Lace Repairs executed promptly.

THE SELECTED COGNAC BRANDY, 25 nil per Bottle.—CHAS. H. SMITH, 24, Kemp Terrace.

SALE BY AUCTION.

THIS DAY.

BOLNEY COTTAGE.

Delightful COTTAGE ORNEE and 45 Acres of Land.

Eleven miles from Brighton.

MESSRS CROUCH and STREVENS have been favoured with instructions from the Rev. Thomas Sewell, to Sell by Auction (unless previously disposed of by Private Treaty) at the Western Auction Rooms, 67, Western Road, Brighton, THIS DAY, Thursday, the 29th day of May, 1873, at Three o'clock in the afternoon precisely,

The valuable FREEHOLD ESTATE, known as

"BOLNEY COTTAGE,"

Situate in the Parishes of Bolney and Hurstpierpoint, within two and a half miles of the Bolney Station on the London, Brighton, and South Coast Railway.

THE COTTAGE ORNEE, constructed of brick, with slated roofs, contains on the ground floor, 3 reception rooms, 4 bed rooms, and dressing room, bath room, and good domestic offices, and on the first floor 5 bed rooms and convenient attics. Also a detached set of stabling for 4 horses, with coach-house, harness room, and loose box, and productive kitchen garden, walled in, and well stocked with fruit trees in full bearing.

THE FARM BUILDINGS are all tiled, and include a double cart lodge, detached stables, two cart lodges, granary, yard, and cow shed.

The property is finished, free from land tax, and the timber now growing thereon.

Further particulars and conditions of sale may be had of Messrs. Gell and Hammond, Solicitors, Lewes; at the Inns of Court Hotel, and Hammond, Solicitors, 24, Lincoln's Inn Fields, Brighton; and of

Messrs CROUCH and STREVENS, Auctioneers and Estate Agents, 67, Western Road, Brighton.

IMPORTANT TO COLLECTORS AND OTHERS.

VALUABLE OLD PORCELAIN, CHIEFLY EARLY ENGLISH, WITHOUT RESERVE.

MESSRS. CROUCH and STREVENS have been favoured with instructions to Sell by Auction, at the Western Auction Rooms, 67, Western Road, Brighton, on Friday, June 6th, at Twelve o'clock precisely,

VALUABLE OLD PORCELAIN of various fabrics, principally the property of a Collector. Among the other lots will be found a Pair of Old Worcester Vases, Old Chelsea Figures of George III. a Chelsea Bowpot Figure, and other specimens of Old Chelsea; 2 pairs of Old Worcester Blue and White Jars and Covers; a Pair of Old Worcester Cabaret Jars and Covers; a Pair of Old Worcester Blue and White Vases; a Pair of Old Worcester Blue and White Figures of Cats; a Pair of Old Worcester Blue and White Figures of Dogs; a Pair of Old Worcester Blue and White Figures of Lions; a Pair of Old Worcester Blue and White Figures of Dogs; a Pair of Old Worcester Blue and White Figures of Cats

DOWNLAND HOUSE, UCKFIELD.

MESSRS SOUTHERDEN, MORRIS, and BURTENSHAW have been directed by the Trustees of the Will of the late Miss Farncombe to offer for Sale by public Auction, at the Star Hotel, Lewes, on Tuesday, the 10th of June, 1873, at four o'clock in the afternoon precisely, the following valuable property in one lot.

DOWNLAND HOUSE, with the grounds and land, comprising in the whole by estimation, 15 acres, 3 roods, and 36 perches, most pleasantly situate, close to the town of Uckfield, and within 10 minutes' walk of the Uckfield station on the Brighton and Tonbridge line of Railway.

The house, which is very comfortable and dry, contains excellent cellars, entrance hall, 14ft 6in by 14ft 6in, dining room, 18ft 4in by 16ft 10in, breakfast room, 15ft by 13ft 9in, opening into a conservatory, kitchen, butlers pantry, store room, and other convenient offices on the ground floor, ante room, drawing room, 19ft by 13ft, 5 bed rooms and dressing room on the 1st floor, and 5 attics on the second floor. The out-buildings consist of a dairy, scullery, coal house, wood house, a 3 stall stable and coach-house, with loft and coachman's room over. The lawn, shrubberies and gardens are extensive, occupying an area of 3 acres, 3 roods, and 16 perches, and the house is well sheltered by shrubs and fir trees, which are fine and well grown. The remaining portion of the land consists of 10 acres and 18 perches of meadow land (on which are two small hovels), and 2 acres and 4 perches of woodland. The timber is plentiful, and favourably interspersed. The house and grounds are well supplied with good water.

The above property offers altogether many attractions not only as a compact country residence, but also from its situation, dry soil, and picturesque views, and it is a very desirable spot for building, having a further advantage of a frontage to the Claremont Road.

It is copyhold of the Manor of Framfield, but is equal to freehold.

Mr Thomas Wood at the house, will show the property, and printed particulars and conditions of sale may be obtained 10 days' before the sale, of Mr John Lewis, Solicitor, of Lewes, at the Maidenshead Inn, Uckfield, at the Star and White Hart Hotels, Lewes, and of the Auctioneers at Lewes and Hailsham.