



## Finally Found The House You Were Looking For?

- ✓ Right Area! Right Price! Lovely House!
- ✓ Beautiful Garden! .....**BUT!!!**

Don't let the **BUT** get in your way!

Discover how easy it could be for this house to tick all the boxes and become your dream home!

## A Brief Guide to Show You How It Could Be Done!

- No room for Grannie?
- No Conservatory?
- Too much garden and no patio?
- Ancient windows or double glazing?
- Too dark inside?
- Looks like it needs a new roof, electrics, heating and maybe more?
- Small pokey Kitchen? Only one bathroom?
- It's a Listed Building, so what can I do?



Here are just a few very common reasons why you may choose not to buy or even view some lovely properties which may well be within your perfect price range, as well as in the right area, and see how they can be overcome with a little help.

Reason: The house hasn't got enough bathrooms/bedrooms or needs a dining room.

Answer: Build a new extension on the side, back or even front of the property, alternatively extend into the loft or adjoining garage. Whether your extension is for increasing the size of an existing room, or creating new rooms whatever your requirement is, it is more than likely possible. An orangery (or conservatory) is a wonderful way to create that extra room and add value to your property.

Reason: Can I afford to extend the property? And what about Planning Permission?

Answer: Costs of course depend on the sort, and size of the extension. However it's possibly not as expensive as you would think. Get in touch with a local construction expert who will give you a free quote, oh and don't worry about Planning Permission, if you have got the right builder and planning is needed it should all be part of the job. A good builder should be able to provide you with a 'one stop shop' from supplying a free estimate, architectural drawings, Planning Permission through to building. Ultimately this will save you time, money and a lot of worry!

Reason: The house is a Listed Building, I have heard there are far too many restrictions on this kind of building.

Answer: Not exactly true, a variety of works can be carried out on listed buildings as long as the style is in keeping with the existing building. Choose a builder who has the essential knowledge and experience of working on these buildings to find out exactly what you can and cannot do. (Ask for proof of past works)

For most people, a house purchase is one of the largest purchases in their life time, so when looking at making changes to a new or existing property, it is essential that everything conforms to the highest of standards, being approved at every stage with the correct documentation supplied to you. Failure to do this could cost you dearly in the future.

One of the most important steps to take is to find a well-established, tried and trusted building contractor who will advise you free of charge on any changes/additions you may wish to make to the property.

## Let's Take A Closer Look At Extensions:

**It is possible to extend most houses as long as there is the available space. Again, before you start make sure you find a well-known and qualified builder who can advise you on what sort of extension you can do, if you will get planning permission and how much it will cost.**

### **Things to consider:**

- ✓ Look at access - is there enough room for another staircase, or where would you put the door?
- ✓ Could the extension adversely affect the views from other rooms? Or obstruct the view to the garden?
- ✓ What sort of construction is the original property made from? And is it suitable?

### **Types of Extensions**

**Ground Floor Extensions.** Adding a new building onto the side, front or back of your new or existing home can take a little longer as you are starting right from the foundation stage through to the roofing. Your chosen builder will advise you what is possible, what would look attractive and what will not only provide you with that extra space, but will also add value to your property. Warning - Poorly built and designed extensions can actually devalue your property!

**First Floor Two Story Extensions.** In most cases it will be usual to install a new staircase for access, making the design of the utmost importance to suit the space you have available to you. There are a whole host of building requirements and measurements that have to be considered prior to going ahead with this kind of project, so your safest move is to speak to your builder first, get a viability study done making sure that any potential problems can be overcome.

**Loft Conversions.** Speak to your builder to find out if the property is suitable. Most properties will have quite a large space under their roofs which provide perfect opportunities for maybe another bedroom with bathroom or maybe even a couple of bedrooms. Again, it will be important to take access into consideration.

**Garage Conversions.** Usually a slightly more affordable way to extend, but again has to be carefully planned to conform to Planning and Building Regulations. If there is a brick or block garage attached to the house it is probably suitable for converting. But don't forget access, together with insulation, ventilation, windows, heating and more. A good builder will do all this for you.

## Other Home Improvements That May Be Possible:

**Removing Internal Walls.** Very popular right now going for the open plan look to update an older property (perhaps add stunning bi-fold doors opening up the house into the garden! Or open the kitchen into the lounge, the possibilities are endless). There are however a strict set of rules here that have to be adhered too for your own safety. First step get a suitably qualified builder in to advise you. This is crucial as cutting corners here could land you with a whole host of problems. Would you know a load bearing wall from an ordinary partition wall? You may need a structural engineer in these instances, which a reputable builder will provide for you to help in the design and certification.

**Building Regulations** are here to ensure that any building construction work is carried out to an acceptable standard safeguarding the structural integrity of the building and essentially to protect the owner. These include fire precautions, electrics, windows, ventilation, heating, and thermal insulation. Certification is required on all of these.

**Rogue Traders? Builders? Sussex? Sadly yes!!** All too often these 'builders' produce shoddy substandard and uncertificated work, some have even been known to take peoples' money upfront for a job and never be seen again! So don't take any risks! Find out exactly who you are dealing with! And as a general rule no builder will ever request 100% payment upfront, if they do then walk away!

**HOW TO FIND A GOOD BUILDER:** You cut corners here at your peril!

There are several organizations that advertise that they only have the best builders on their lists, sounds good, but did you know that anyone can go on those lists if they pay for membership?

Ask your estate agent, or even the local council. Have a look online and make an appointment for a builder or several builders to come and meet you. They should give you a free quote, offer you references and show you examples of past works they have done. You may even be able to drive past one of their projects and have a look for yourself. This way you can feel safe in your choice and be sure that your construction will be done in a fashion that fully complies with all the building rules and regulations.

**Right Place ➡ Right Price ➡ Right Builder**

**➡ The Right Home For You!**

**Don't forget: Planning and Building Regulation documents are essential, without which you will you may be unable to sell your property in the future. So, when making your plans and thinking about how you would like to improve your new or existing property, first call your local builder and get him in for some advice.**

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***We hope this leaflet will help you on your way to finding and buying your perfect home***

For any questions, you may have on a property just give us a call on:

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