

SUSSEX
CRAFTED 

BROCHURE

Bespoke garden rooms, built for life

Designed and built in Sussex. Here is everything we can offer, so
you can shape the room you actually want.

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HELLO

Your room, your way

I'm Seb, and I design and build garden rooms for people who want something that fits their garden and the way they live, not something picked from a catalogue.

Every room we build is bespoke. Size, shape, cladding, glazing, interior, heating and lighting are all chosen around you. This brochure is a tour of the options, so you can see what's possible before we sit down and start designing.

I run every job myself, from the first site visit to handing you the keys, with a small crew I trust. You'll always know who's on site and who to call.

What you can expect

- **One point of contact.** Me, from start to finish.
- **Detailed visuals first.** So you know exactly what you're getting.
- **A focus on craftsmanship.** Quality buildings, in two to four weeks on site, depending on size.

Seb Lupton

Director, Sussex Crafted



Find what you need

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Made around you, and built properly

A bespoke room costs you nothing extra in choice. Everything is on the table, and we'll tell you honestly what works, what doesn't, and what's worth spending on.

Designed first

I produce detailed visuals and a written spec before anything is ordered, so there are no surprises on site.

Built in-house

My crew and I do the groundworks, frame, cladding and fit-out. Electrics and plastering go to trusted specialists I manage.

Quality materials

Local suppliers where we can, FSC approved timber, and finishes chosen to last. The finishing touches are where we spend our time.



★★★★★

Seb and team are great to work with - efficient and accommodating, friendly and super professional. Seb produced detailed visuals so I knew exactly what I was getting and he was very knowledgeable about the different finishes and wood alternatives. The result was a really fabulous office/studio at the top of my garden, incorporating a storage space with separate access.

CLIENT REVIEW

★★★★★

Really easy working with Seb and his guys. Simple, painless design process followed by an outstanding build. Always happy to adapt to meet our demands. Extremely happy with our finished garden room

CLIENT REVIEW

Five steps, start to finish

ON SITE

2 to 4 weeks

Most builds take two to four weeks, depending on size and spec.



I

Free site visit

We walk the garden together and look at the ground, access, levels and what you want the room to do.

2

Design and written quote

You get visuals, dimensions and a clear written spec. Quotes are normally for a complete, move-in-ready build.

3

Planning the details

Exact position, cable routes, finishes and glazing are settled. I'll talk you through planning and Building Regs for your site.

4

The build

Groundworks, frame, exterior, then interior finishing. I manage every trade. Last-minute changes are fine, and we'll tell you if one affects the programme.

5

Handover

A full walk-through, keys, your glazing guarantee, electrical certificates and a care and maintenance guide.

What is behind the finish

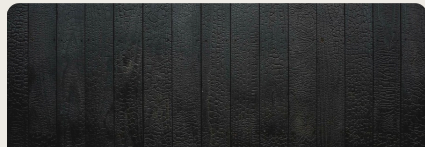
Every build is spec'ed for the job, and most parts come with options. This is the baseline. We build to higher than recommended specifications.

PART	WHAT WE DO
Foundations	Ground screws as standard, installed by our own crew, with minimal digging. Plastic posts, levellers, concrete pads or a full slab if your site suits them better.
Frame and walls	Insulated timber frame, made to your exact size and shape. 100 mm mineral wool insulation as standard, with upgrades available.
Cladding	A ventilated rainscreen, with an air gap behind the boards so the building breathes and lasts. Eleven finishes to choose from.
Roof	Insulated roof, flat or dual pitch, with a black EPDM membrane tucked out of sight and falling to a gutter.
Glazing	Aluminium or uPVC doors and windows, supplied and fitted by Sussex Glazing with a 10 year guarantee.
Electrics	Fitted and certified by a qualified electrician. Includes heating and its own dedicated fuse board.
Paperwork	We'll talk you through planning and Building Regs for your site, and what applies to your design.



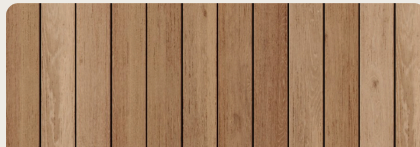
Choose your finish

Mix and match across walls, canopy and soffit, or keep it to one. Images are a guide only, as every timber varies. I'll bring real samples to the design stage.



Charred timber

Deep black and textured. The carbon layer does the protecting. Brushed or deep-char larch.



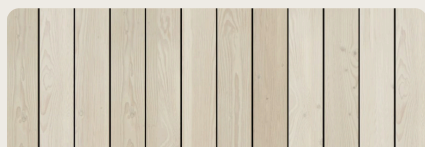
Western red cedar

Warm pinks and browns when new, weathering to silver-grey.



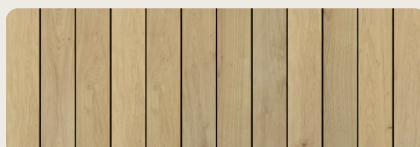
Larch

Hard-wearing, with a golden tone that weathers to silver-grey.



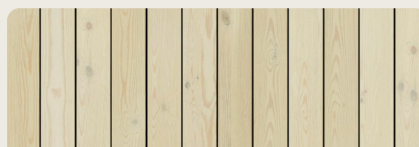
Douglas fir

Straight grain, orange-pink when new. Clear or knotty grade.



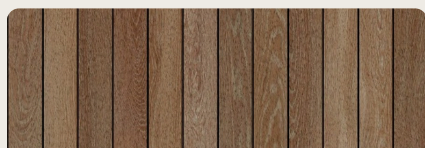
French oak

Pale honey that silvers beautifully. A rustic knotty grade too.



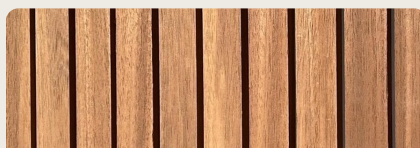
Treated redwood

Budget-friendly and pale. Best painted or stained.



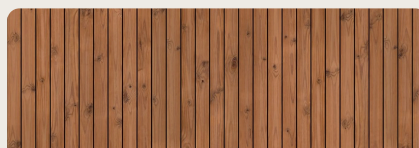
Thermo ash

Rich chocolate brown and very stable.



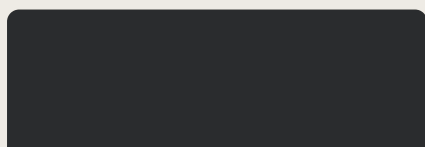
Thermo ayous

Even, knot-free mid brown. Slim 69 mm boards for a modern rhythm.



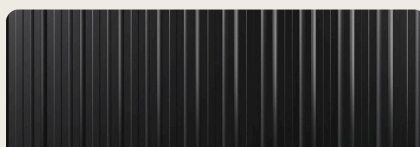
Thermowood pine

Mid brown, good value and stable.



Composite

Anthracite or black. No oiling, just a wash.

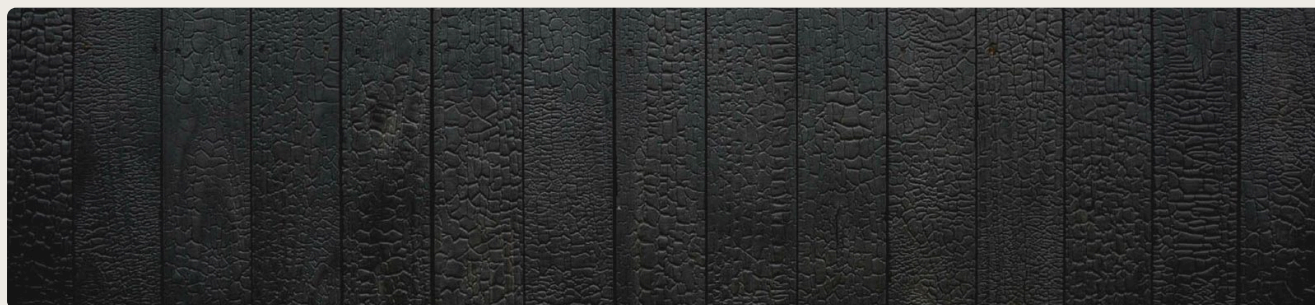


Corrugated metal

Industrial look, often used on rear walls.

Not sure?

Tell me how much upkeep you want and I'll steer you. Most of these can be used for decking too.



Light, views and a clean roofline

Doors and windows

- Bifold, sliding and ultra-slim sliding doors, from compact to wall-width.
- Crittall-style doors and windows, tall windows and slim high-level windows.
- Aluminium or uPVC, supplied and fitted by Sussex Glazing.
- 10 year guarantee from installation.

Rooflights

A glazed rooflight floods a room with daylight and is one of the best upgrades we fit. Size and position are yours to choose.

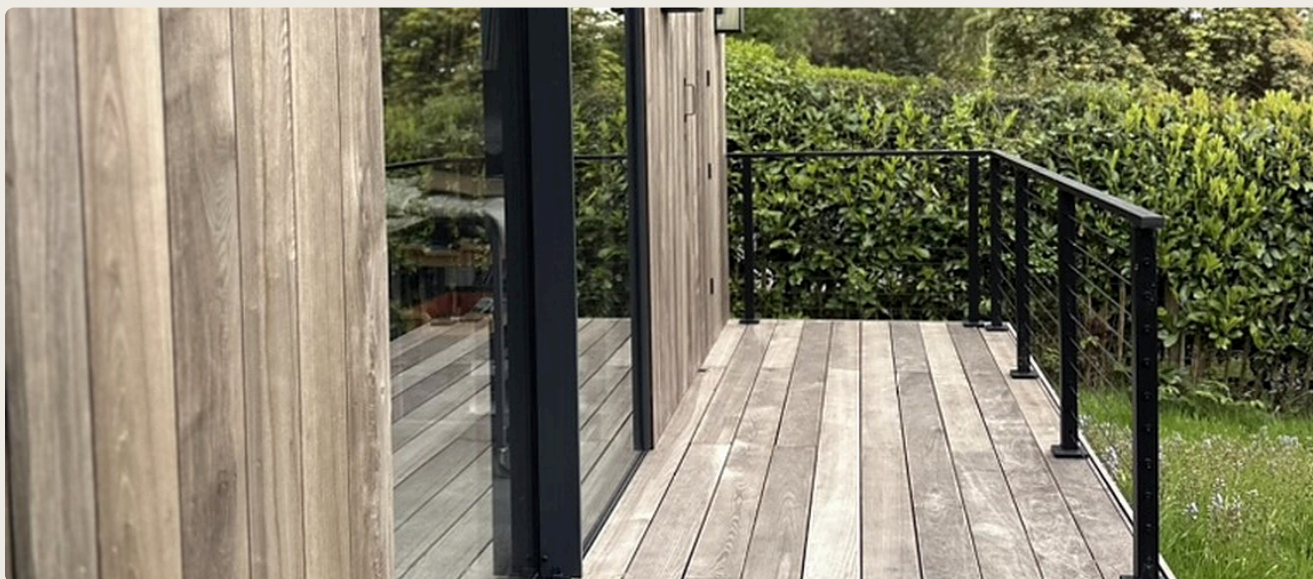


Roof and overhang

- Flat or dual pitch, with a black EPDM roof.
- Cover hidden behind your cladding, or clad to match the front.
- Overhangs in 0.45 m steps, for shade and shelter.

Front canopy

- A boarded soffit clad to match the front of the building.
- Built-in downlights for evenings.
- A sheltered spot to sit or step out, whatever the weather.



Inside, it is yours

Walls and ceilings

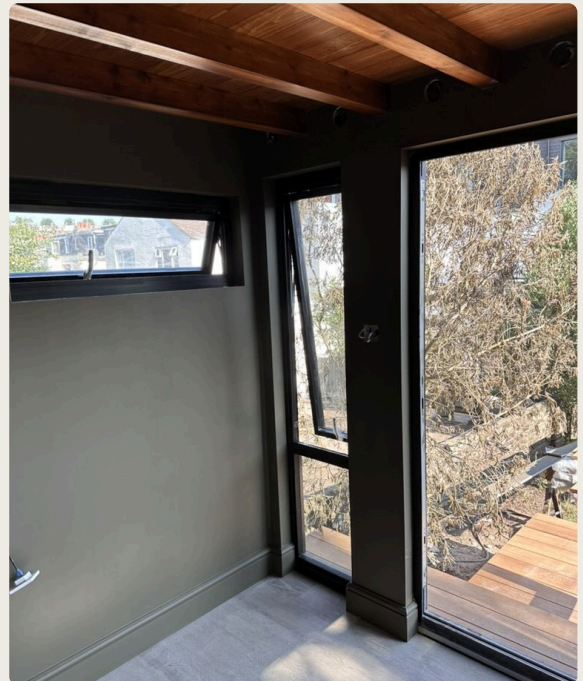
- Plywood lining, left natural.
- Plastered and painted in a finish and colour you choose.
- Tiling for wet areas, or exposed beams.

Floors

- Karndean rigid core vinyl, hard-wearing and waterproof.
- Porcelain tiles.
- Rubber matting for a home gym.

Joinery and rooms

- Made-to-measure desks, shelving and cupboards.
- Pegboard walls, storage, partitions for a second room.
- Shower room, or WC and basin.



Warm, bright and wired for how you work



Heating and cooling

- **Rointe electric radiators** as standard, with app-controlled versions available.
- **Infrared panels** where you want a lower profile.
- **Air conditioning** for year-round comfort, or a gym that gets warm.

Lighting

- LED downlights in the ceiling and canopy, rated for outdoor use where needed.
- Wall lights, feature lighting and external lanterns.

Switches and controls

- Wireless switches that go exactly where you want them, with no chasing walls.
- Neat, concealed drivers, and a dedicated fuse board for the room.

Tech

- High-speed internet to the room, with hidden cabling.
- Audio-visual integration, and sockets and data where you need them.
- Reinforced walls and ceiling for gym equipment.

All electrics are certified. You'll get certification at handover, and I'll talk you through the controls.

Where the room meets the garden



Decking

- **Treated softwood** in a stain colour of your choice, such as black ash.
- **Hardwood** such as jatoba, dense and long-lived.
- **Thermo ash**, stable and rot resistant.
- **Charred timber**, with no coating needed.

Depth and steps

Flush with the lawn, or raised at 450, 900 or 1200 mm, then in 600 mm steps. Steps and balustrades to suit.



Landscaping around it

- Paving and paths to the door.
- Retaining walls in block or brick.
- External lighting and drainage.
- Planting and bigger garden projects through trusted landscapers I work with.



In their own words

Reviews from clients who've had a garden room built with us.

★★★★★

Great experience, from start to finish, of both office and garden design and build. Fantastic attention to detail and very accommodating. We now have a dream office and a dream garden, can't quite believe it! Would happily recommend Sussex Crafted to anyone

CLIENT REVIEW

★★★★★

Seb and his team did an amazing job in building our garden room. The attention to detail and quality craftsmanship really impressed us. Seb's excellent design skills made a real difference to the project, along with his willingness to be flexible, explore different options, new materials, and tech. A beautiful space with everything thought through and finished perfectly.

CLIENT REVIEW

★★★★★

Seb and his team have been brilliant. From the outset Seb listened and heard, and always answered any questions we had. Throughout the build his team were fantastic. We barely knew they were there despite it happening very close to the house. ... And on budget! Highly recommend.

CLIENT REVIEW

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Seb and team are great to work with - efficient and accommodating, friendly and super professional. Seb produced detailed visuals so I knew exactly what I was getting and he was very knowledgeable about the different finishes and wood alternatives.

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CLIENT REVIEW

GOOGLE REVIEWS

Read more of what clients say

[SEE ALL REVIEWS →](#)



10 / GETTING STARTED

Let's design yours

Prices depend on what you choose, so I don't publish a price list. The things that shape cost are the size, the cladding and glazing you pick, the interior spec, the groundworks and any decking or landscaping.

The easiest way to start is a free site visit. Tell me what you'd like the room to do, and I'll come back with visuals and a clear written quote.

You can also try sizes and finishes yourself with our [online designer](#).

GET IN TOUCH

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