GARDENROOMSSUSSEX

MAKING THE MOST OF YOUR OUTDOOR SPACE

A guide to the eight styles in Garden Rooms Sussex's design planner and their starting prices, what comes with every room, the claddings, doors and windows, and how a project runs from a free site survey to installation.



The Canopy style, rendered in the Garden Rooms Sussex 3D designer. Furniture and planting are illustrative.

Design yours in 3D and see your price

Or call 01273 033288 for a free site survey.

Compiled in October 2026 from gardenofficerooms.co.uk and Garden Rooms Sussex's online design planner. Prices are the planner calculator's own estimates, including VAT, for each style's starting design; your design and quote are confirmed after a free site survey.

EIGHT STYLES

Each style is built to your size in the planner: 2m to 16m wide and 2m to 10m deep, in 10cm steps.



PORCH

A PENT ROOF RISING TO A CANOPY OVER THE DOORS

Vertical cedar under a pent roof that rises to the front, a 400mm canopy over centred French doors and a slim black fascia.

FROM £26,151

including VAT, as designed: 4.8m × 3.6m, 2.63m high



PORTAL

A SHELTERED, RECESSED ENTRANCE

Black shiplap with a 2.35m-wide entrance set 1m back under the roof, lined in cedar, with decking under the canopy and a stacker door.

FROM £23,095

including VAT, as designed: 4.0m × 3.3m, 2.50m high



QUBA

A CRISP CUBE WITH A DEEP ROOF EDGE

White shiplap under a flat roof with a 230mm black edge, folding three-part doors and a separate single door.

FROM £22,058

including VAT, as designed: 4.0m × 2.7m, 2.50m high



CANOPY

A WRAPAROUND CANOPY FOR OUTDOOR LIVING

A 0.8m canopy across the front and a 1m covered terrace to the side, decked underneath, on cedar posts, with a cedar-lined fin closing each end.

FROM £39,244

including VAT, as designed: 6.0m × 3.3m, 2.50m high

EIGHT STYLES, CONTINUED



ECKE

CORNER GLAZING IN A DEEP BLACK FRAME

Folding doors meet a full-height window at a black corner post, inside a 240mm black frame, with horizontal cedar and decking under the 200mm overhang.

FROM £19,818

including VAT, as designed: 3.3m × 2.4m, 2.50m high



EDGE

A BROAD ROOF WITH A DEEP GREY FASCIA

Vertical cedar under a flat roof that overhangs 600mm at the front and 300mm each side, edged in a 240mm grey fascia, with a stacker door.

FROM £27,423

including VAT, as designed: 4.1m × 3.4m, 2.50m high



L-SHAPE

AN L WITH THE DOORS IN ITS CORNER

Vertical cedar on an L-shaped plan: the front right corner is set back 1m, so the French doors sit in a sheltered corner with a window beside them.

FROM £20,118

including VAT, as designed: 4.0m × 3.3m, 2.50m high



ANGLE

SPLAYED WINGS FRAME A WALL OF GLASS

A five-part folding door set 500mm back under the roof, between side walls that splay out to the front, with a 210mm anthracite fascia.

FROM £27,263

including VAT, as designed: 4.5m × 3.0m, 2.50m high

WHAT COMES WITH EVERY ROOM

Garden Rooms Sussex: "Our standard costs include foundations and the complete build with Thermowood cladding, French doors and a single window, electrical connection and fittings, and interior finish."

- **Ground screw foundations**
  Air flows under the floor; 150 × 50mm treated joists are bolted to the screws.
- **Insulated for all-year use**
  90mm PIR insulation in the floor and between the wall studs.
- **EPDM rubber roof**
  Highly durable EPDM on structural joists and OSB, with black fascia boards and breathable soffits.
- **Heat-treated Thermowood**
  Highly resistant to rot and decay without needing treatment.
- **Double glazed, 5-point locks**
  uPVC doors and windows, anthracite outside and white inside, with toughened glass.
- **Plastered and decorated**
  Skim plaster, white emulsion and premier laminate on an 18mm subfloor.
- **Electrics package included**
  Consumer unit, 3 double sockets, 4 LED downlights, a 2kW heater and ethernet where feasible.
- **Mains connection included**
  10m of armoured cable is in the price; any more is £10 a metre.
- **10-year structural guarantee**
  Every garden office is guaranteed against structural defects for 10 years.

EXTRAS IN THE PLANNER

- Shower room or cloakroom, with a frosted window and an internal door: £4,830 and £3,330 in the planner
- Decking: under the canopy on the Portal, Canopy, Ecke and Angle, or in front of any room, in composite finishes from the planner
- A kitchenette, sauna, outdoor lights and sockets, extra sockets, data points, air conditioning and underfloor heating: priced in your quote
- Blinds, frame colours other than anthracite grey, and plywood wall lining: priced in your quote
- Your own base instead of ground screws: £85 a square metre less in the planner

PLANNING PERMISSION

Garden Rooms Sussex: the majority of its garden rooms are permitted development as long as they are at most 2.5m high outside, at least 1m from any boundary when 15m^2 to 30m^2 inside, and no more than 30m^2 inside. Planning is needed in the garden of a ground-floor flat, a listed property, a conservation area or national park; for self-contained living accommodation; over more than 50% of your land; or in front of the house. It advises after the site survey, and its planning service prepares the application for an additional fee.

Sources: gardenofficerooms.co.uk Materials, FAQ and Planning Permission pages, and the design planner.

CLADDING, FRAMES AND FLOORS

Every finish in the planner, with its price a square metre as the planner's calculator shows it.

CLASSIC TIMBER AND METAL



Vertical Cedar

£120/m²



Redwood Vertical

£60/m²



Corrugated Sheet Vertical

£35/m²



Horizontal Cedar

£120/m²



Redwood Horizontal

£60/m²



Corrugated Sheet Horizontal

£90/m²

Shiplap White

£110/m²



Shiplap Gray

£110/m²



Shiplap Black

£110/m²



Charred Black Thermowood

£130/m²



Shiplap Vertical

£100/m²



Loglap Vertical

£100/m²



Tongue and Groove Vertical

£100/m²



Shiplap Cedar

£215/m²

COMPOSITE



Flint Vertical

£264/m²



Argent Vertical

£264/m²



Midnight Vertical

£264/m²



Flint Horizontal

£264/m²



Argent Horizontal

£264/m²



Midnight Horizontal

£264/m²



Silver Birch Vertical

£264/m²



Spiced Oak Vertical

£264/m²



Havana Vertical

£264/m²



Silver Birch Horizontal

£264/m²



Spiced Oak Horizontal

£264/m²



Havana Horizontal

£264/m²



Silver Ash Vertical

£264/m²



Midnight Charcoal Vertical

£264/m²



Smoked Oak Vertical

£264/m²



Silver Ash Horizontal

£264/m²



Midnight Charcoal Horizontal

£264/m²



Smoked Oak Horizontal

£264/m²



Natural Oak Vertical

£264/m²



Natural Oak Horizontal

£264/m²



Light Oak Vertical

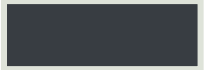
£264/m²



Light Oak Horizontal

£264/m²

DOOR AND WINDOW FRAMES



Anthracite Grey - 7016

INCLUDED

Oyster White - 1013

QUOTED



Signal Red - 3001

QUOTED



Silver Grey - 7004

QUOTED

Slate Grey - 7015

QUOTED

Graphite Black - 9011

QUOTED

LAMINATE FLOORS

Oxford Oak

£55/m²

Warm Oak

£55/m²

Natural Oak

£55/m²

DOORS AND WINDOWS

uPVC, anthracite grey outside and white inside, double glazed with toughened glass and 5-point locks. Each price is the planner's, for that door or window in your design.

Single	900 × 2050mm	**£1,050**
Double	1500 × 2050mm	**£1,100**
Sliding 2-Part	2400 × 2050mm	**£2,500**
Sliding 3-Part	3600 × 2050mm	**£4,050**
Sliding 4-Part	4800 × 2050mm	**£5,200**
Folding 3-Part	2300 × 2050mm	**£2,500**
Folding 4-Part	3000 × 2050mm	**£3,980**
Folding 5-Part	3600 × 2050mm	**£4,600**
Stacker 2150	2150 × 2050mm	**£3,100**
Stacker 3000	3000 × 2050mm	**£3,500**
Double Door Sidelight 2300	2300 × 2050mm	**£1,800**
Solid	900 × 2050mm	**£1,050**
Double Solid	1500 × 2050mm	**£1,250**
Clad Door	900 × 2050mm	**£1,000**
Fixed 500	500 × 2050mm	**£450**
Fixed 800	800 × 2050mm	**£450**
Fixed 1200	1200 × 2050mm	**£500**
Tilt'n'turn 500	500 × 2050mm	**£450**
Tilt'n'turn 800	800 × 2050mm	**£710**
Tilt'n'turn Top	1200 × 800mm	**£650**
Double Hung 600	600 × 2050mm	**£500**
Double Hung 1200 Bars	1200 × 2050mm	**£1,200**
Double Hung 800 Bars	800 × 1200mm	**£600**
Awning 1200	1200 × 400mm	**£400**
Awning 1500	1500 × 400mm	**£500**
Awning 1800	1800 × 500mm	**£500**
Double Awning	3000 × 400mm	**£1,100**
Sliding Window	1500 × 800mm	**£1,500**
Top open	1200 × 750mm	**£600**
Awning 500	500 × 1200mm	**£600**
Awning 500	500 × 1800mm	**£600**
Awning 800	800 × 1200mm	**£600**
Top Open 800	800 × 2050mm	**£600**
Split Window	1200 × 1200mm	**£580**
Bathroom frost	500 × 600mm	**£380**

Sizes and prices are the planner's. Any door or window can go on any wall with room for it, in the designer as in the planner.

FROM SURVEY TO INSTALLATION

Garden Rooms Sussex's How to Order page, step by step.

1 **Visualise it**

What will the room be for: work, exercise, play? Look at the space, the view you want and where the doors and windows should go. The 3D designer shows your room and its price as you go.

2 **Free site survey**

A consultant visits, measures the space, suggests the best position, listens to what you need and checks whether planning permission may be needed. Free, with no obligation.

3 **Design and quote**

Designs and quotes covering foundations, structure, flooring, doors and windows, the mains connection, cladding and decoration. You finalise every option, then approve the final design.

4 **Deposit and payments**

£1,000 to agree your start date; 40% five weeks before the build, 20% when it begins, 20% when the structure is complete and the final 20% when the room is finished and you are happy.

5 **Installation**

Typically a week on site for a standard room, up to two weeks for larger rooms; landscaping takes longer. Then your 10-year structural guarantee.

TALK TO GARDEN ROOMS SUSSEX

Call 01273 033288 or 07495 308444, or email info@gardenofficerooms.co.uk.

Garden Rooms Sussex designs and builds garden rooms across Sussex, Surrey, Kent and Hampshire.

Design yours in 3D and see your price