Making Better Money from Your England Sussex Vacation Rentals by Kate Smith

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If you are lucky enough to own property in Sussex you could make it work for itself â€“ either as a way of contributing towards the cost of its own upkeep or by enrolling it for a full England Sussex vacation rentals programme, designed to turn it into an on-going profitable enterprise. Doing this alone is possible â€“ doing it with the help of an agency is advised.

There are, for a start, regulations that must be adhered to before a cottage can be let as a holiday home. Certain technical standards must be met for fire safety and general health and safety. Appliances and heating must be certified and the home should be properly registered as a holiday home to ensure you pay the proper tax on any earnings.

Registering your Sussex cottage as a holiday home imposes certain legal restrictions on you as an owner and potential occupier. A holiday home may only legally be occupied by its titled owner for 10 months out of every year â€“ there is a mandatory two month period where the holiday home must be empty. So be aware, when you convert your cottages into full time England Sussex vacation rentals, that you are entering a legal status that you must adhere to â€“ or apply to have removed when you revert the cottage to a full domicile again.

Clearly letting your cottage through an agency has advantages here. Before you have even let the property your agency is there to help you ensure you have correctly answered all the requirements made of you by law. So you donâ€™t get any nasty surprises when (and they will) the inspectors turn up to audit the place.

Two other major benefits to letting your cottage through an agency include upkeep and advertising. Many agencies will undertake to clean and look after England Sussex vacation rentals for you, deducting a small fee from the proceeds to cover the service. That means a uniformly high standard of cleanliness to impress the visitors (and hopefully turn them into repeat visitors) plus a longer life for the furnishings and fixtures. The cleaner a place is kept, the better it will perform.

Advertising your holiday cottage as an independent landlord is always trying. Whereas an agency has access to an established website plus a network of existing custom. In effect, you get quality advertising for free when you let your cottage through an agency â€“ yes you pay a fee, a commission plus maintenance fees, but the overall cost is such that you can pretty much write advertising off as a bonus service.

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Amberley House Cottage Holidays has a range of England Sussex vacation rentals, suited to family and independent holidays alike. The company is able to facilitate letting vacation cottages throughout the area at competitive rates and with a full service. For more information visit http://www.amberleyhousecottages.co.uk

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