

The Essential Seller's Guide



6 Tips For Easy Downsizing



**The essential
guide on
things that you
can do to
make the
process of
downsizing
less daunting**



Downsizing comes with an array of benefits for older homeowners such as unlocking money for retirement due to their home likely being their most valuable asset, living in a home and area better suited to their needs, lower maintenance costs and lower utility bills, it can still be quite daunting.

Below are some simple steps you can take to make sure downsizing is a simple and painless process!

1

Create A Timeline

Think about how long it will take from listing to moving in to your new home and being settled in to give you a better indication of when to start the process.

Consider any holidays, family or work functions that are coming up in the future and take them into account in the planning process!

The most important step will be allowing yourself enough time to find your perfect new home so do allocate plenty of time to that and perhaps even start that process before listing your current property.



2 Budget

It's important to know exactly how much money you will be able to free up from your current property, how much of that you're looking to retain and how much you're willing to spend on your new home.

Do some online valuations on your current home and even get a few estate agents to come by and give you a valuation so you have a good idea of what your home is valued at



3

Prioritise

Identify early on exactly what you want from your new home. Are you set on having a garden or being closer to local amenities? This will help you when looking for your new home as you will have a list of must-haves that each property must pass before you even give it a second look!





4 Declutter

Downsizing means you will most likely need to get rid of furniture, items in storage and any other non essential possessions. Make sure you start this process early so that you can sell items that are valuable and to ensure the moving process is as easy and smooth as possible! It doesn't make sense to pay to move large furniture items that don't belong in your new home!

5 Get Organised

Get all of the documents together that you need to buy or sell so that you can hand them over to your agent when requested. This will ensure a smooth and quick process!

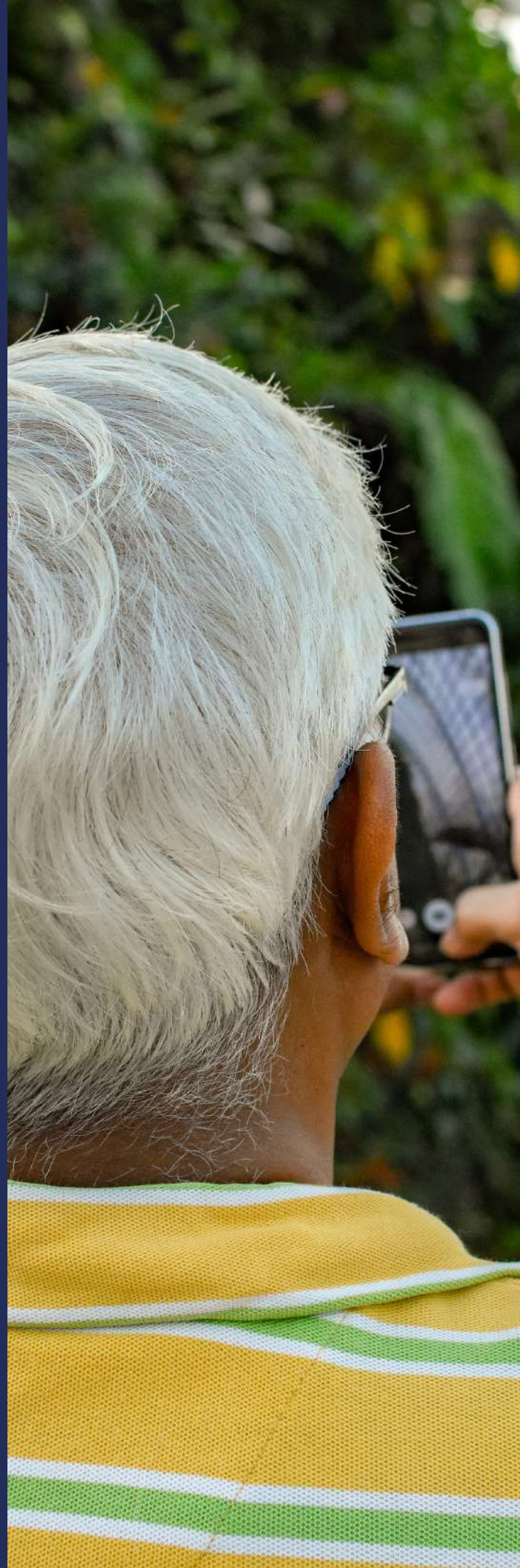
Make a list of everything that you'll need to do when moving out, and in to your new home! This could be repainting your current home to achieve a better selling price, or changing your billing address on utilities.



6 Embrace Digital

You can save a lot of time, money and effort by going digital!

Scan important documents and photographs instead of keeping hard copies, consider reading e-books rather than keeping physical books on a shelf, viewing properties through virtual tours and more!



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