

Guide Price  
£550,000

£525,000

Garnham  
**H** Bewley

55 Tiltwood Drive, Crawley Down



- Impressive Family Home
- Modernised Throughout
- Four Bedroom Detached
- Beautifully Fitted Kitchen
- Solar Panels
- Family Bathroom & Downstairs W.C
- Spacious Utility Area
- Private Rear Garden

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



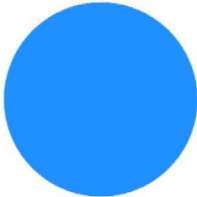


## 55 Tiltwood Drive, Crawley Down RH10 4DR

Guide Price - £525,000 - £550,000. Garnham H Bewley are delighted to present to the market this beautifully modernised four-bedroom detached family home, ideally located in the highly sought-after village of Crawley Down. Offering generous living space throughout, this stunning property boasts a contemporary finish, ample parking for four vehicles, and the added benefit of solar panels for energy efficiency.

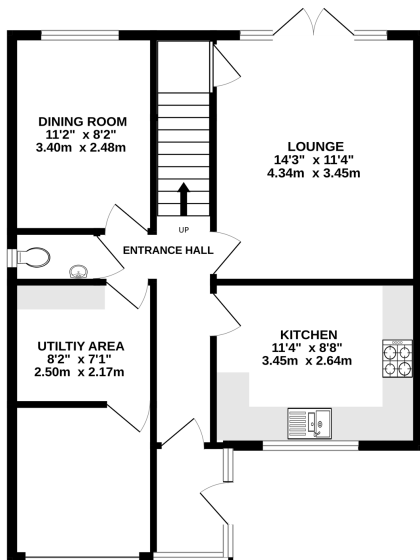
Upon entering the home, you're welcomed by a glazed porch with stylish grey laminate flooring, offering plenty of space for coats and shoes. This leads into a bright and spacious entrance hall with stairs to the first floor and elegant oak doors giving access to the main reception areas, cloakroom, and a converted garage offering both a utility area and separate gym/storage space. The modern kitchen is designed with both style and practicality in mind. It features a comprehensive range of high-gloss white wall and base units, complemented by slate-effect worktops and an inset stainless steel sink with a pull-out spray tap. Integrated appliances include a fridge/freezer, induction hob, electric oven with cooker hood, and dishwasher. A large front-facing window floods the room with natural light. The generous lounge is a true highlight, filled with natural light thanks to full-height windows either side of French doors that lead directly to the patio. An electric sun awning adds a touch of luxury and shade when needed. Adjacent to the lounge is the dining room, perfectly positioned to enjoy views over the private, south-facing rear garden—an ideal setting for family meals and entertaining. The downstairs cloakroom features a contemporary white suite including a low-level WC and a vanity unit with wash basin, continuing the sleek grey laminate flooring and modern finish.

Upstairs, the spacious landing includes a large rear window offering open views of the garden and beyond, as well as access to a fully insulated, partly boarded loft via a fitted ladder. There are four well-proportioned bedrooms, with the master bedroom and second bedroom benefiting from built-in double wardrobes. The family bathroom serves all rooms and is finished to a high standard with stylish grey tiling, a P-shaped bath, rainfall shower, glass screen, vanity unit with basin, low-level WC, ladder-style heated towel rail, and spot lighting. The property is nicely set back from the road and features a private driveway offering parking for four vehicles. To the front is a handy storage area, while the rear garden is a real gem—south-facing, low maintenance, and child-friendly. Mainly laid to lawn, it also features a patio area ideal for outdoor dining and entertaining, a dedicated children's play area, and additional side storage. Perfectly positioned for family life, the property is within just 0.25 miles of the ever-popular Crawley Down Village Primary School. The scenic Worth Way, ideal for walking, running and cycling, is just a stone's throw away. Local amenities, shops, and transport links are all within easy reach, making this a truly desirable location.

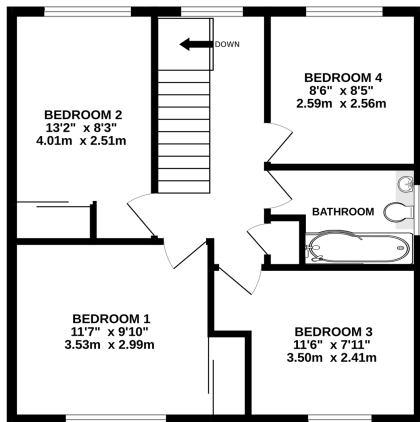


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GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



**Garnham H Bewley**  
1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Accommodation

## Ground Floor Entrance Porch

### Entrance Hall

### Kitchen

11' 4" x 9' 10" (3.45m x 3.00m)

### Lounge

14' 3" x 11' 4" (4.34m x 3.45m)

### Dining Room

11' 2" x 8' 2" (3.40m x 2.49m)

### Downstairs Cloakroom

### Utility Area

8' 10" x 7' 9" (2.69m x 2.36m)

## First Floor Landing

### Master Bedroom

11' 7" x 9' 10" (3.53m x 3.00m)

### Bedroom 2

11' 7" x 9' 10" (3.53m x 3.00m)

### Bedroom 3

11' 6" x 7' 11" (3.51m x 2.41m)

### Bedroom 4

8' 6" x 8' 5" (2.59m x 2.57m)

### Family Bathroom

### Driveway

### Garage Storage

### Rear Garden



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### Transport Information

Nearest stations

East Grinstead (3.0 mi)

Dormans (4.6 mi)

Three Bridges (6.0 mi)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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