

Offers in Excess of:

**£450,000**

**Garnham  
H Bewley**

81 Tiltwood Drive, Crawley Down, Crawley



- Extended Semi Detached Home
- Four Bedrooms
- Tastefully Fitted Kitchen / Diner
- Spacious Lounge & Impressive Conservatory
- Stylishly Fitted Shower Room & Separate WC
- Southerly Facing Rear Garden
- Driveway & Garage
- Sought-After Village Location

For further information contact Garnham H Bewley:

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## 81 Tiltwood Drive, Crawley Down, Crawley, West Sussex RH10 4BA

Spacious Four Bedroom Semi-Detached Home in the Heart of Crawley Down Village

Located in the centre of the ever-popular Crawley Down village, just a short walk from local shops, the well-regarded primary school and with direct access nearby to The Worth Way bridlepath, this beautifully presented four bedroom semi-detached home offers generous and versatile accommodation arranged over three floors.

The ground floor features a welcoming entrance hallway with cloakroom and useful storage. To the front of the property is a bright and comfortable lounge, ideal for relaxing. To the rear, the kitchen/dining room provides an excellent space for modern family living and entertaining, with direct access into an impressive conservatory. Overlooking the southerly facing rear garden, the conservatory is a standout feature of the home, flooded with natural light and offering a wonderful additional reception area to enjoy throughout the year.

On the first floor are three well-proportioned bedrooms along with a stylish, contemporary shower room finished to a high standard.

A thoughtfully executed loft conversion has created a superb fourth bedroom, complete with useful eaves storage. This flexible space would suit a variety of needs, whether as a guest room, teenager's retreat or home office.

Externally, the property benefits from driveway parking leading to an attached garage, providing excellent off-road parking and additional storage. The rear garden enjoys a desirable southerly aspect, creating a sunny and private outdoor space perfect for families and entertaining.

This is a fantastic opportunity to acquire a spacious and well-located family home in one of Crawley Down's most convenient and sought-after positions. Early viewing is highly recommended.

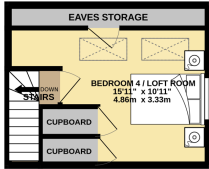


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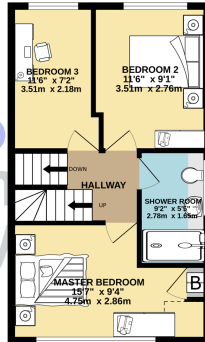
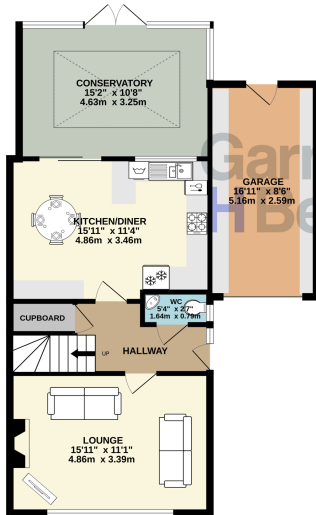
# Accommodation

2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



81 TILTWOOD DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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## Ground Floor:

### Lounge:

11' 1" x 15' 11" (3.38m x 4.85m)

### Kitchen / Diner:

11' 4" x 15' 11" (3.45m x 4.85m)

### Conservatory:

15' 2" x 10' 8" (4.62m x 3.25m)

### WC:

5' 4" x 2' 7" (1.63m x 0.79m)

## First Floor:

### Master Bedroom:

15' 7" x 9' 4" (4.75m x 2.84m)

### Bedroom Two:

11' 6" x 9' 1" (3.51m x 2.77m)

### Bedroom Three:

11' 6" x 7' 2" (3.51m x 2.18m)

### Shower Room:

9' 2" x 5' 5" (2.79m x 1.65m)

## Second Floor:

### Bedroom Four / Loft Room:

15' 11" x 10' 11" (4.85m x 3.33m)

### Outside:

### Garage:

8' 6" x 16' 11" (2.59m x 5.16m)



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Nearest Stations:

- East Grinstead Station (2.3 miles)
- Dormans Station (3.6 miles)
- Three Bridges Station (4.0 miles)

Nearest Schools:

- Crawley Down Village CofE School (0.3 miles)
- Turners Hill CofE Primary School (1.6 miles)
- Felbridge Primary School (1.5 miles)
- Copthorne Preparatory School (1.6 miles)

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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