



Titmus Drive, Tilgate  
£475,000

**MANSELL  
McTAGGART**  
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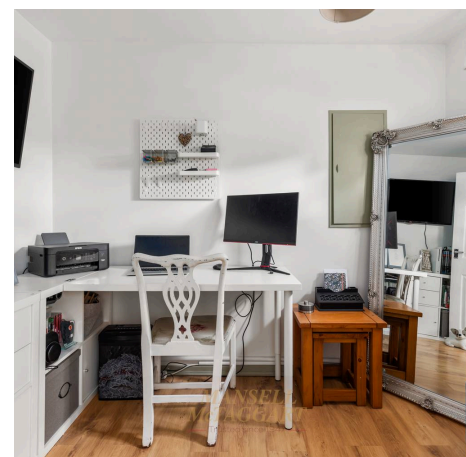
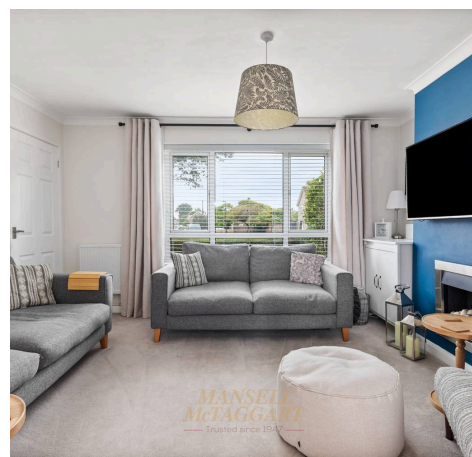


- Prime position within Tilgate, just a stroll from Tilgate Park
- Upgraded throughout and 'turn key' ready
- Driveway parking and single garage
- Stunning open plan kitchen/dining room completed in 2024
- Downstairs cloakroom and utility room
- Separate living room and study
- Four bedrooms and new bathroom (2023)
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

Located in a prime spot just a stone's throw away from Tilgate Park, this meticulously renovated four-bedroom family home is a true gem. Boasting a south/west facing rear garden, private driveway for convenient parking and a single garage, this residence offers both style and practicality, whilst being offered for sale with a small, complete chain above.

Upon entering, you are greeted by a welcoming hallway featuring stairs leading to the first floor and a versatile study to your right. To the left, a cosy living room with a generous front window allows plenty of natural light, offering a space for relaxation and quiet evenings with an inset electric fireplace.

Transitioning towards the rear of the property, you will be amazed by the exquisite open-plan kitchen and dining area, recently completed to a high standard in 2024. The kitchen is adorned with top-of-the-line AEG and Bosch appliances, a breakfast bar, ample space for a dining table and chairs, and French doors that open up to the south west rear garden.





Additionally, a utility room and covered side return adjacent to the kitchen provides further storage and access to a convenient downstairs cloakroom. Offering front and rear access, as well as into the garage, this is a well used and versatile space.

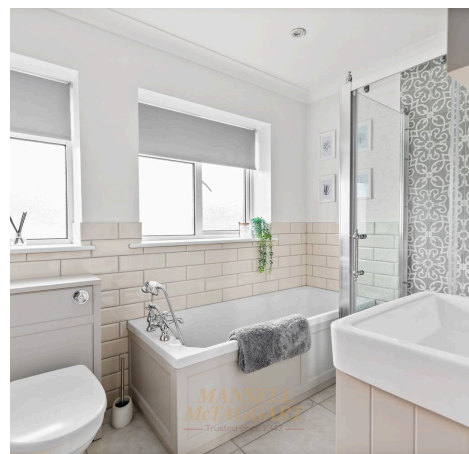
Ascending to the first floor, the landing leads to all four bedrooms, a modern family bathroom, a storage cupboard, and a loft housing the upgraded combi boiler.

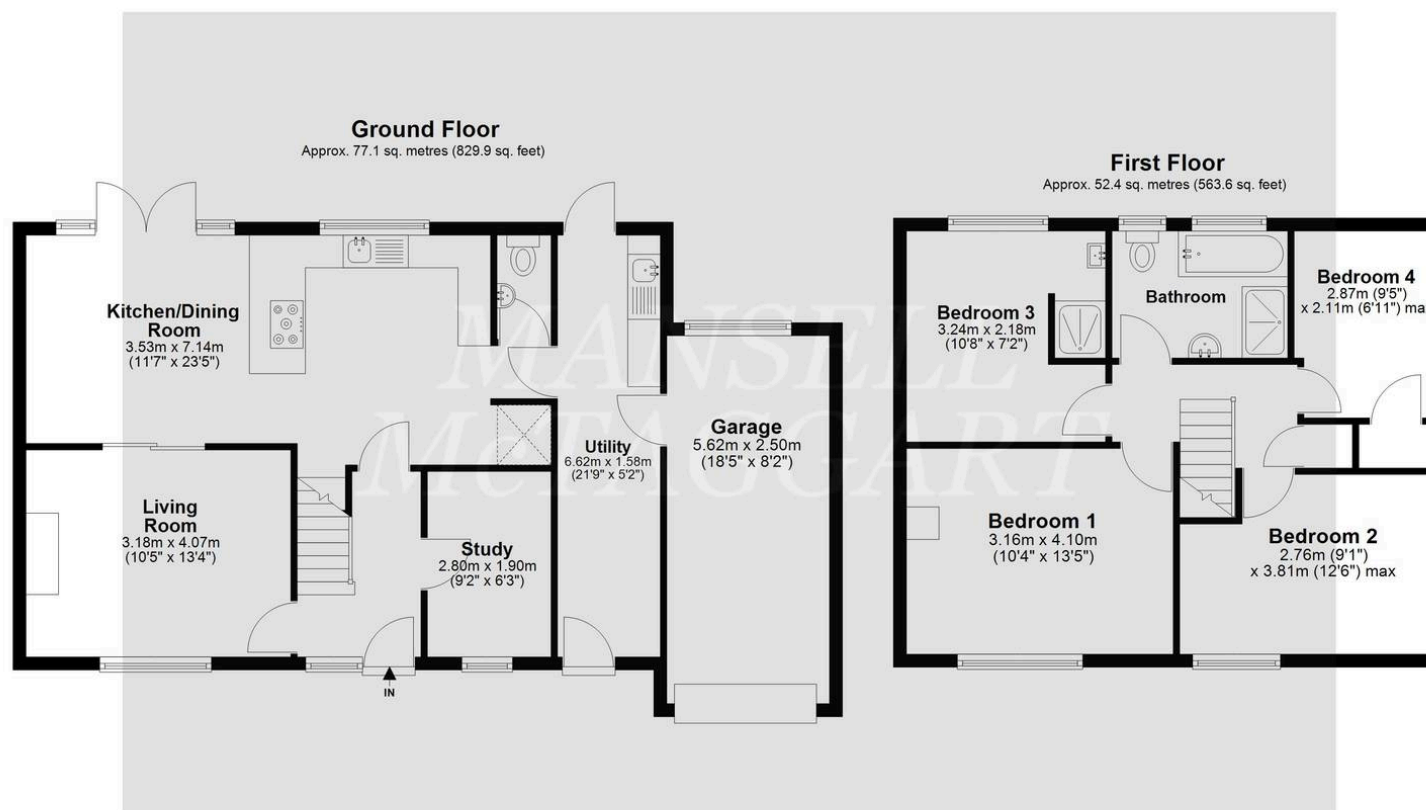
Three of the bedrooms are double rooms, while the fourth, being a single room benefits from built-in storage. One of the double bedrooms contains en-suite facilities, featuring a modern shower cubicle and washbasin.

The family bathroom has been updated in 2023 to exhibit a contemporary design, showcasing a panel enclosed bath with shower attachment, separate shower cubicle, low-level WC, washbasin with vanity storage, chrome towel warmer, and an opaque window to rear.

Outside, the property includes a driveway accommodating two vehicles side by side, as well as a single garage equipped with power and light. The south/west facing landscaped rear garden offers a substantial patio area, artificial turf, and wooden panel fencing for privacy.

Concluding the impressive features, the property is equipped with fully owned solar panels, underlining its impressive energy efficiency. Viewings are highly recommended.





Total area: approx. 129.5 sq. metres (1393.5 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

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