



Ibbett Mosely

Willicombe Park, Tunbridge Wells TN2 3UU





## Willicombe Park, Tunbridge Wells, TN2 3UU

**This charming ground floor maisonette is in a pretty location in a quiet corner within the grounds of Willicombe Park, offering four acres of landscaped gardens and walks.**

- Set in Audley Willicombe Park, a vibrant retirement village
- Convenient for Main line Station
- Fully equipped fitness studio
- Private dining area Afternoon tea available.
- Pre-bookable guest suite for visiting friends and relatives
- Swimming pool and relaxation area
- Activities and classes
- Beautiful Communal Gardens
- With restaurant, bar, and owners-only events
- Owners' lounge

### PROPERTY SUMMARY ONE BEDROOM MAISONETTE

The property benefits from built in wardrobes in the main bedroom, a newly fitted kitchen with appliances and a spacious double-aspect lounge-dining room leading to an outside terrace.

Property specifications  
One bedroom self-contained maisonette with outside space  
Ensuite shower/WC to the bedroom  
Family bathroom/shower with WC  
Bedroom with fitted wardrobes  
New fitted kitchen with integrated appliances including fridge freezer, new oven, new hob, and a washer dryer and dishwasher  
Pre-bookable guest suite for friends/relatives to come and stay  
Free parking to front

### LOCATION

Audley Willicombe Park sits in the heart of Royal Tunbridge Wells (TN2 3UU)—in a prime, elevated position that's both elegant and effortlessly accessible.

Transport connections: Just a short walk from Royal Tunbridge Wells Station, offering regular direct services to London Charing Cross and Cannon Street—a big plus for commuters or visiting family.

Historic charm meets convenience: Nestled amid Victorian-era architecture, mature greenery, and the well-kept streets of the Calverley and Mount Sion conservation area.

### Nearby Amenities: What Residents Love

#### Shopping & Everyday Conveniences

Royal Victoria Place: A modern shopping centre with over 100 stores, cafés, and a supermarket—perfect for quick errands or leisurely browsing.

The Pantiles: A beautifully preserved Georgian colonnade filled with boutiques, artisan shops, antique stores, and cafés—great for weekend strolls.

### Dining & Social Life

A wide range of cafés, restaurants, and pubs line both High Street and Calverley Road—everything from casual lunch spots to upscale dining.

The Pantiles adds charm with its outdoor terraces, live music events, and regularly changing food markets.

### Health, Leisure & Culture

Just around the corner, Calverley Grounds offers peaceful gardens, a children's play area, and a bandstand with summer performances.

Cultural touchpoints include the Assembly Hall Theatre and Amelia Scott Centre, which host exhibitions, performances, and community events.

### Parks & Green Spaces

Calverley Grounds and Dunorlan Park are both within a short stroll or drive—popular for walking, relaxing, and casual recreation.

The elevated setting also gives access to scenic walks through the surrounding High Weald Area of Outstanding Natural Beauty.

### Practical Essentials

Medical facilities: Local GP practices and pharmacies are nearby. For hospital services, Tunbridge Wells Hospital in nearby Pembury is within easy reach.

Transport: Bus routes run along major roads like Mount Sion and Camden Road, linking to neighbouring localities such as Southborough and Tonbridge too.

### AGENTS NOTE

Leasehold for a term of up to 125 years. There is an annual ground rent of £200. The current management charge (for the year ending 1st March 2026) is £1,165.56 per calendar month.

A deferred management charge also applies to this property.

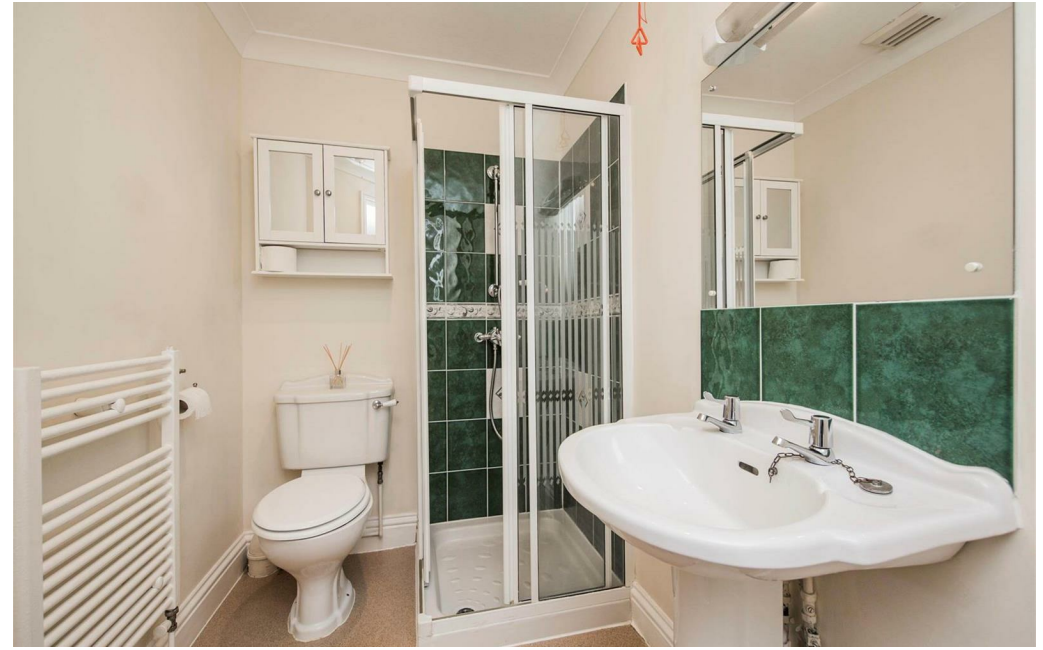
More information on deferred management fees.

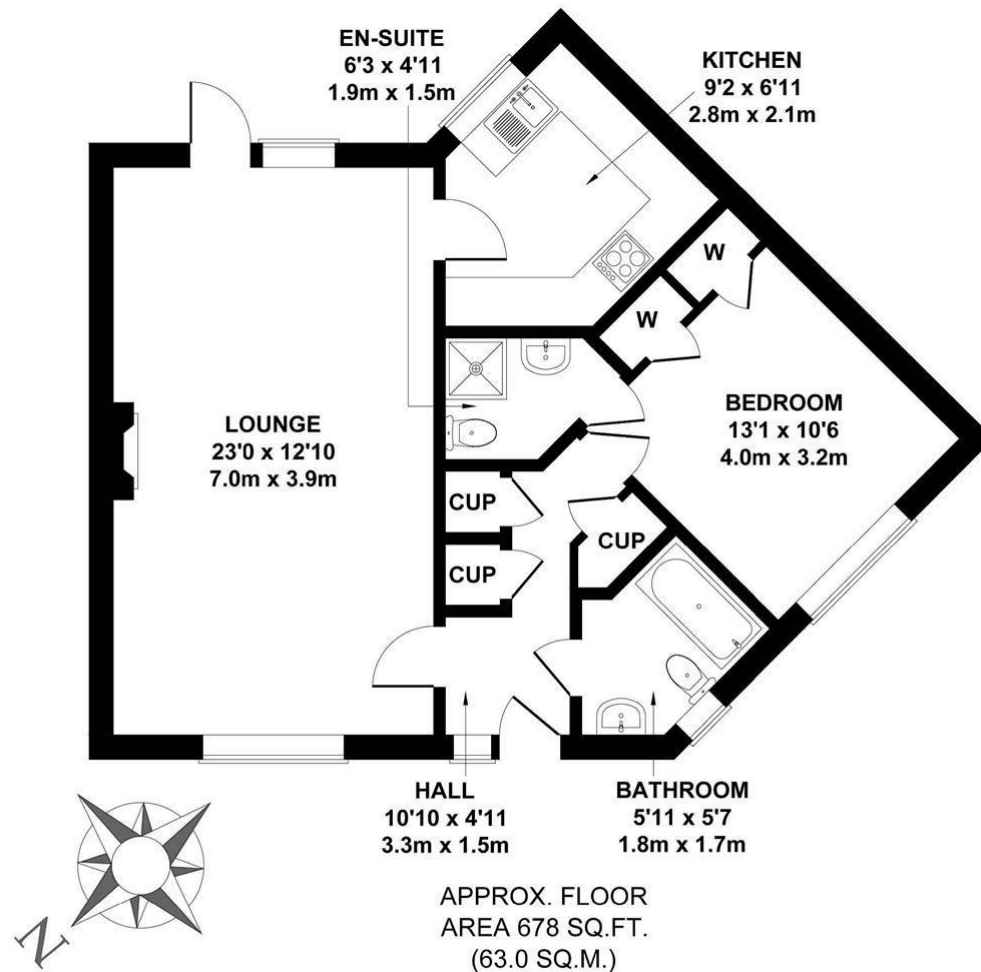
More information on deferred management fees. please ask for copies of key facts and fee schedule  
PLEASE NOTE: The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

Please note that a monthly management charge and deferred fees apply to all properties in an Audley village. Full details are available from the village

Flexible care packages are available through Audley Care if required.







Not to Scale. Produced by The Plan Portal 2024  
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