



Ibbett Mosely

5 Beech Court, Willicombe Park, Tunbridge Wells, TN2 3UU



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A beautifully presented one bedroom apartment located in Beech Court within the grounds of Willicombe Park, offering four acres of landscaped gardens and walks located very close to the main house with all its wonderful amenities

- Set in Audley Willicombe Park, a vibrant retirement village
- Swimming pool and relaxation area
- Fully equipped fitness studio
- Private dining area Afternoon tea available.
- Lift access on the same level as the main house
- Free use of on-site health club
- Pre-bookable guest suite for visiting friends and relatives
- Beautiful Communal Gardens
- With restaurant, bistro, and owners-only events

PROPERTY SUMMARY

The apartment is newly decorated with brand new carpets throughout.

It comprises a large open plan lounge-diner-kitchen with a Juliet balcony.

The 3 year old fitted kitchen, includes an American style integrated fridge/freezer, double oven with wheel chair friendly opening, induction hob, microwave, washer/dryer machine and fully integrated dishwasher. (Appliances were replaced with the kitchen)

Parking is located nearby.

Property specifications

Bright, light open plan lounge-diner-kitchen
Recently fitted immaculate kitchen with integrated appliances including fridge freezer, oven, hob, dishwasher and washer dryer machine.
Double bedroom with fitted wardrobes and Juliet balcony
Entrance hall with two storage cupboards and airing cupboard
Wet /shower room with WC, non-slip flooring
Lift outside but on the same level as the main house
Pre-bookable guest suite for friends/relatives to come and stay
uPVC double glazing and central heating
Free use of Health club and heated swimming pool
Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Audley is acting on behalf of the Audley owner or vendor to sell this property.

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About Audley Willicombe Park

Built in 1999, Audley Willicombe Park is a thriving village located in the desirable town of Royal Tunbridge Wells, just a short commute from London. At its centre is Willicombe House, a magnificent Victorian Villa, which is home to the impressive facilities of the Audley Club. These include a gym, swimming pool, library and the Fairmile Restaurant, Bar and Bistro.

ADDITIONAL AMENITIES: As an owner at Audley Willicombe Park you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular owners-only swimming sessions and an owners' library.

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

TENURE: 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 £1,249.89 per calendar month. A deferred management charge also applies to this property.

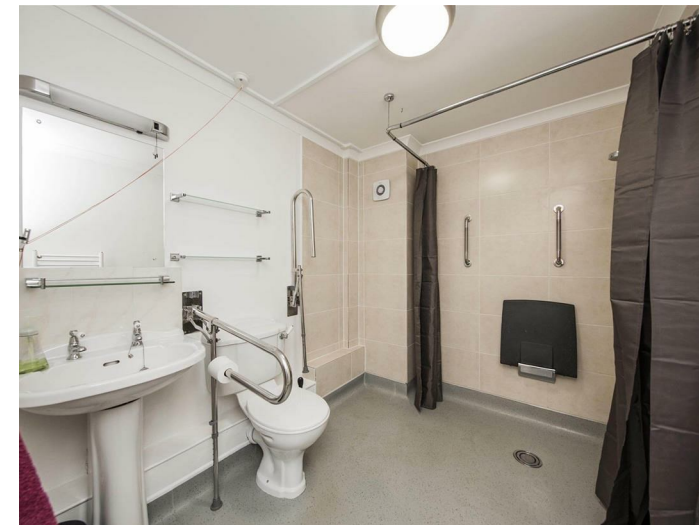
More information on deferred management fees.

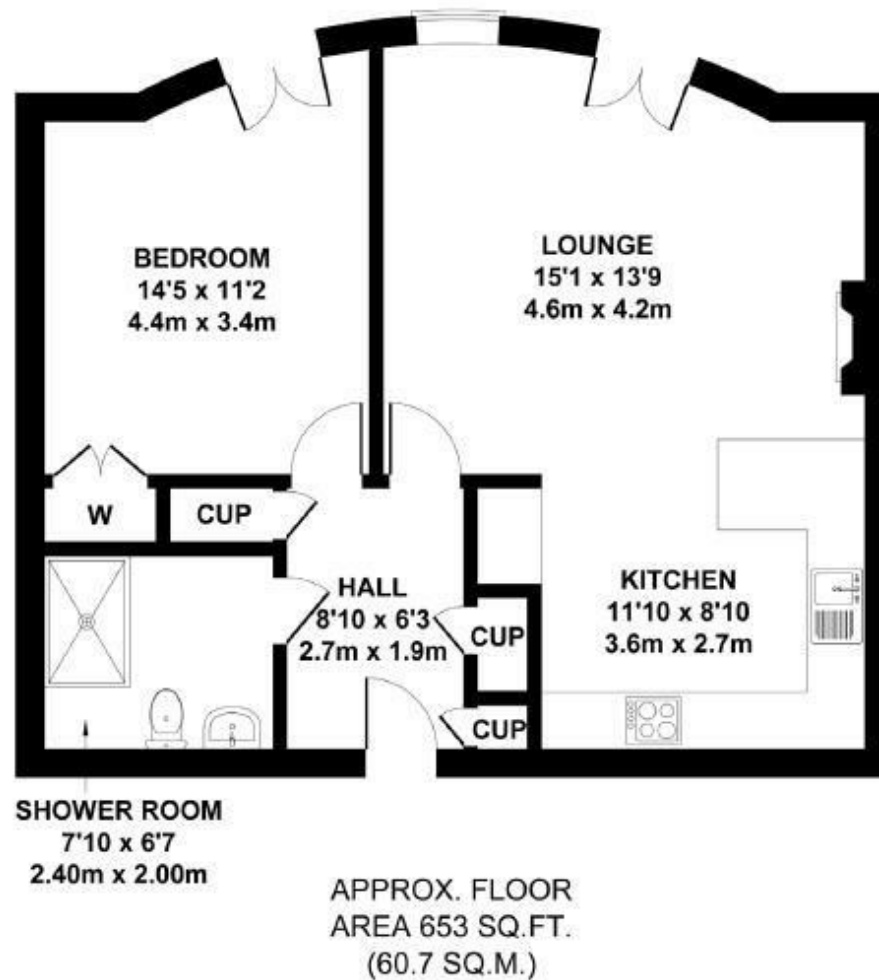
GENERAL: The measurements in these particulars are approximate and have been provided for guidance purposes only. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any non-fixed item is included in the sale.

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 [ask a question].

Flexible Audley Care packages are available at an additional cost.





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Ibbett Mosely

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