



PRIME
BY KINGS ESTATES



2 Acer Avenue

Tunbridge Wells, Tunbridge Wells, TN2 5JQ

Kings Estates are delighted to present this substantial five-bedroom, three-bathroom detached family home, occupying a generous corner plot. Built in 1989, the property offers a spacious and versatile layout, ideal for those looking to create a truly special home.

Offered with no onward chain, it now requires modernisation, presenting an exciting opportunity for buyers to refurbish and personalise to their own taste.

Tenure: Freehold

Council Tax band: G

Energy Efficiency Rating: C

- Five bedroom detached family home on corner plot
- Generous footprint with excellent potential to modernise
- No onward chain
- Dual aspect sitting room with garden access
- Open plan sitting and dining room layout
- Kitchen/breakfast room overlooking the garden
- Separate utility room with garage access
- Superb principal bedroom suite with dressing room and ensuite
- Double garage with heating, electric doors and driveway parking
- Good sized rear garden





Approximate Gross Internal Area: 2426 Sq Ft / 225.4 Sq M

The ground floor accommodation is well-balanced, centred around a welcoming entrance hall with useful understairs storage, leading to a spacious dual-aspect sitting room with sliding doors opening onto the garden and further doors into the dining room, creating a wonderful L-shaped open-plan entertaining space. The kitchen/breakfast room is another well-proportioned area overlooking the garden, complemented by a separate utility room with internal access to the integral double garage. A study and downstairs cloakroom complete the ground floor.

Upstairs, the property continues to impress with five well-sized bedrooms arranged off a central landing. The principal bedroom forms a superb master suite, featuring a dressing room and a large ensuite bathroom with natural light. Bedroom two also benefits from built-in wardrobes and its own ensuite shower room, while the remaining bedrooms are all well-proportioned and served by a family bathroom. The layout offers flexibility for growing families or those working from home, with ample space to adapt to changing needs.

Externally, the property enjoys a good-sized, level rear garden measuring approximately 50ft by 67ft offering a blank canvas for landscaping. There is additional garden space to one side, along with gated side access to the other. To the front, a driveway provides ample off-road parking and leads to the integral double garage with heating and electric up-and-over doors, further enhancing the practicality of this impressive home.

THE LOCATION

Located on the sought-after south side of Tunbridge Wells, within a prestigious residential area largely comprising detached family homes. The town centre is easily accessible and offers a wide range of shops, cafés, bars, restaurants, two theatres (one also screening films), along with the historic Pantiles, Chapel Place and Old High Street, known for their independent retailers. Royal Victoria Place and North Farm are also nearby, while the surrounding area benefits from beautiful Sussex villages and Areas of Outstanding Natural Beauty. Knights Park, approximately four miles away, provides a cinema, bowling, health club and large retail outlets, and Sainsbury's on Frant Road offers convenient local shopping.

Recreational Amenities: Tunbridge Wells is renowned for its green spaces, including nearby Dunorlan Park and the Common, offering extensive woodland and open areas. Hargate Woods is also close by. Sporting facilities include Nevill Golf Club and the Nevill Ground for tennis and cricket. The wider High Weald National Landscape offers excellent walking, cycling and outdoor pursuits, with notable destinations such as Ashdown Forest, Bewl Water and Bedgebury Forest.

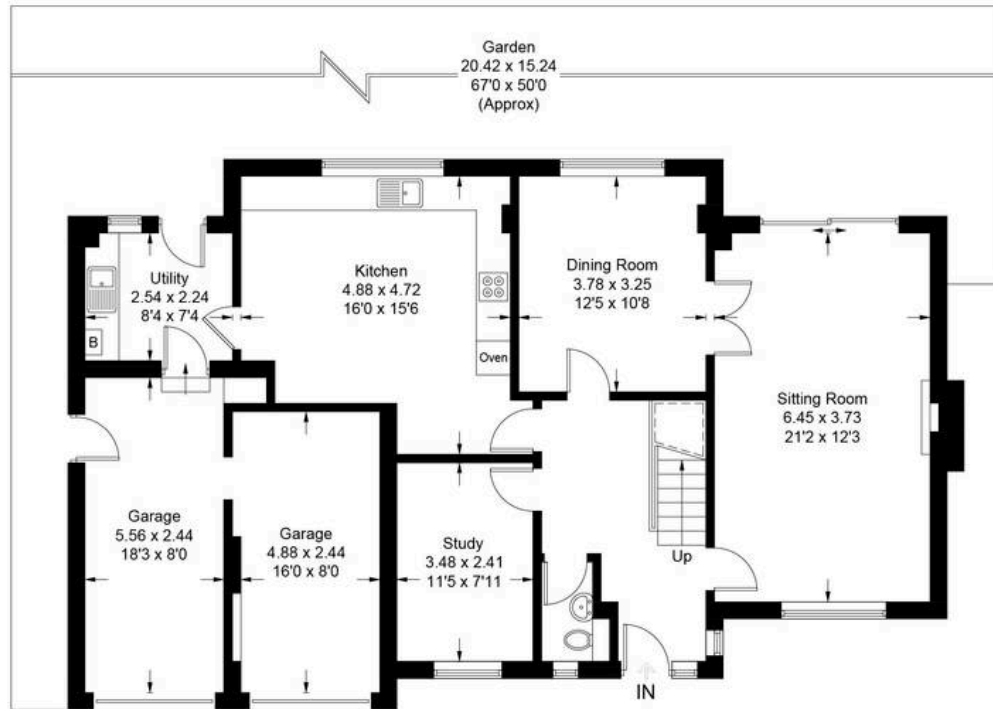
Schools: The property is well placed for a number of highly regarded schools. Primary options include St Peter's CE, Claremont, St Mark's C of E and Broadwater Down. At secondary level, there are excellent grammar and state options including Skinners', TWGGS, TWGSB, Bennett Memorial and St Gregory's. Well-regarded preparatory schools such as The Mead, Rose Hill and Holmewood House are nearby, along with independent options including Beechwood, Tonbridge and Mayfield.

Mainline Rail: Tunbridge Wells station offers fast and frequent services to London Charing Cross, London Bridge, Cannon Street and the South Coast. The Centaur Commuter Coach also runs from Broadwater Down.

Communications: The A264 and A21 provide links to the M25, London and the South Coast, while Gatwick Airport is approximately 23 miles away.



Approximate Gross Internal Area = 225.4 sq m / 2426 sq ft
(Including Garages)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1291464)

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