



20 Danecourt Close, Bexhill-on-Sea, East Sussex, TN39 4AR
£1,600 pcm





Property Cafe are delighted to offer this beautifully positioned semi detached bungalow to the lettings market, situated in the sought after residential location, Just a short distance to Bexhill town centre, Coombe valley bypass and Bexhill downs. Internally this well kept bungalow comprises; Mature front garden leading to the front door, spacious entrance hallway with ample storage leading onto three good size double bedrooms, a dual aspect lounge/diner overlooking the rear garden mostly laid to lawn, and a modern fitted bathroom with vanity unit. The property has been redecorated throughout in neutral tones and benefits from gas fired central heating, double glazing, ample on street parking. The property is available now on a long let with children and pets negotiable, with a minimum income of £48,000 and early internal viewing highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

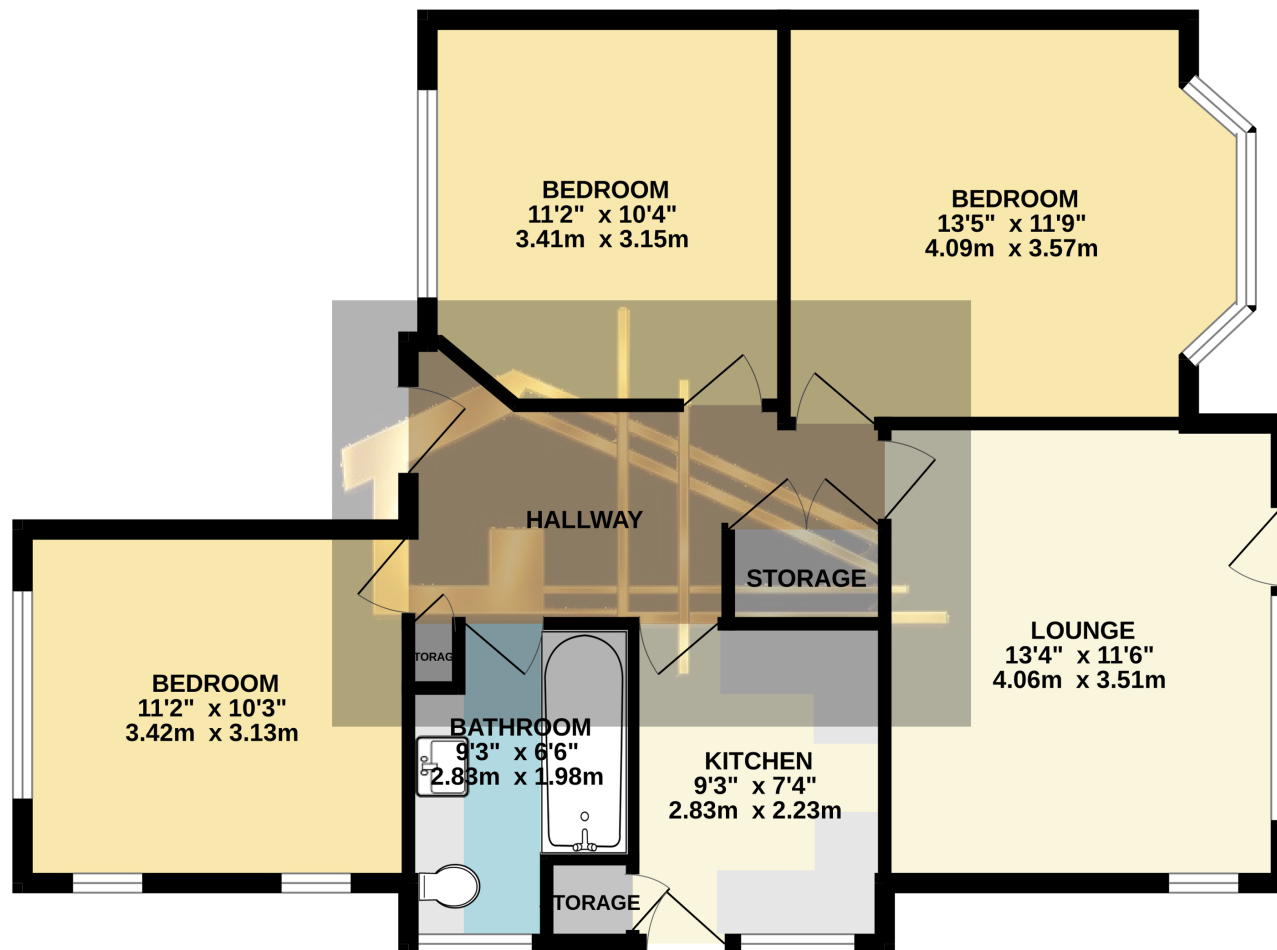
1x Week holding deposit = £369.23

5x Week security deposit = £1,846.15

Minimum income required = £48,000



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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Bedrooms: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2277
Parking Types: On Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Here at Property Cafe Limited we believe in full transparency. With the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information was provided in good faith by third parties and is therefore subject to change.

- Semi detached bungalow to let.
 - Three double bedrooms.
 - Children and pets considered.
- Double glazing and gas central heating.
- Modern kitchen with quartz worktop

- Modern decor throughout.
- Dual aspect lounge/diner.
- Modern fitted bathroom.
- Ample on street parking.
- Available now on a long let.