



9 Golden Street
Deal, CT14 6 JU
£1,150,000

colebrooksturrock.com





9 Golden Street

Deal

A very special, deceptively spacious, early-Georgian townhouse

Situation

Golden Street is a quiet and highly sought-after address in the heart of Deal's historic conservation area, known for its 'olde worlde' charm and smuggling history. Part of the Middle Street conservation area, the setting showcases a mix of Georgian terraces and elegant Victorian homes. Deal itself is an attractive, seaside town with a vibrant, arty feel, offering an award-winning high street, art galleries, top-end restaurants using local produce and a strong sense of community. The town features a pebble beach, a Grade II listed pier, and historic Medieval castles in Deal and Walmer. The mainline station provides direct high-speed links to London St Pancras in around 90 minutes.

The Property

In the heart of the Middle Street Conservation Area, and just steps away from the sea, stands this magnificent Grade-II-listed early-Georgian townhouse of historical significance, offering substantial, tastefully maintained accommodation of graceful proportions. Built in 1716, and little changed since, this imposing family home holds unique historical significance as the birthplace and childhood home of Sister Edith Elizabeth Appleton, OBE, RRC (1877–1958), who left Golden Street in 1900 to begin formal nurse training at St. Bartholomew's Hospital in London, becoming a highly decorated heroine of World War One and later a recognised diarist. Her father, Edward Appleton, was a prominent Trinity House pilot, a highly respected elite mariner who navigated ships through the notoriously treacherous waters of the English Channel and the Goodwin Sands.

The current custodians have maintained the house with real care and sensitivity. Over their four decades of ownership, the house has been sympathetically modernised to ensure comfort and convenience without detracting from the abundance of stunning original features. There is highly effective gas central heating, new plumbing and wiring and up-to-date, well-specified kitchens and bath/shower rooms.

On the ground floor, the grand reception rooms offer elegance and space with impressively high ceilings, ornate coving and cabinetry, beautiful fireplaces and spectacular sash windows, setting the tone for the rest of this impressive home. The rear elevation is of particular note, featuring a magnificent floor-to-ceiling curved bay window in the dining room, mirrored above by a lovely sun room accessed from bedroom two. The fully equipped galley kitchen, complete with dishwasher and range cooker, compliments the main kitchen and breakfast room on the lower ground floor.

Across the first and second floors are five beautiful, roomy bedrooms, the principal bedroom enjoying its own large ensuite bathroom. There are three more contemporary shower rooms/bathroom.

A concealed staircase from the second-floor landing provides access to the roof and loft. Stepping out onto the roof space opens up a breathtaking panorama of Deal's rooftops, The English Channel and the wider landscape beyond. There is an enormous loft that extends the entire depth of the house.

Outside

Number 9 enjoys an enclosed, pretty south-facing walled courtyard garden, measuring 34' 11" x 13' 10" (10.63m x 4.21m), landscaped with paving and established shrubs and climbing plants creating an attractive outdoor space for relaxing and entertaining. In addition, to the side of the house is a gated side passage, measuring 15' 3" x 3' 2" (4.64m x 0.96m), making a useful bin store. Residents parking permits are available from Dover District Council for the surrounding area. There is also free parking to the east of the pier within a 5 minute walk from the house.

Only by stepping inside this glorious house can you fully appreciate its splendour and grand proportions.

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Tenure

Freehold

EPC Rating: N/A

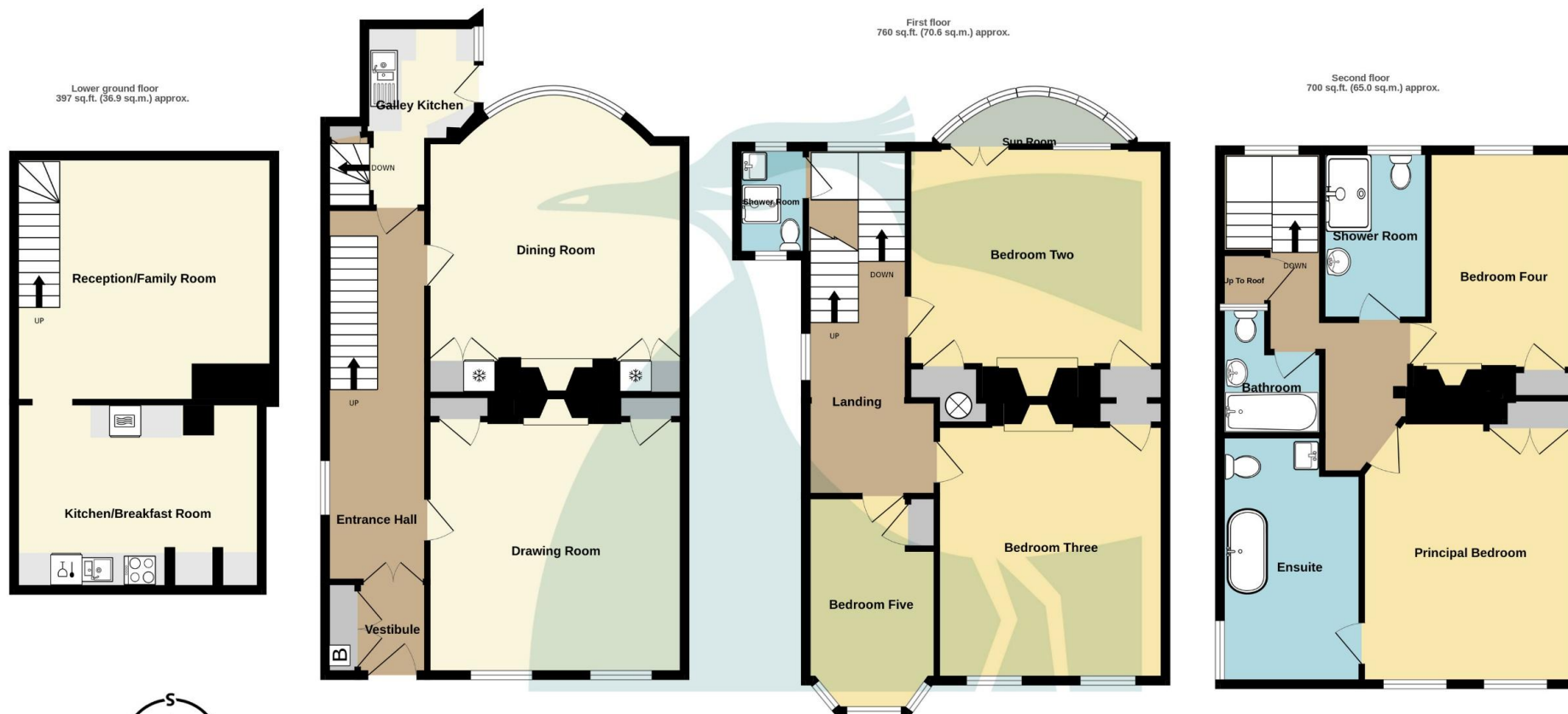
Current Council Tax Band: F

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Lower ground floor
397 sq.ft. (36.9 sq.m.) approx.

Second floor
700 sq.ft. (65.0 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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First Floor

Second Floor

Principal Bedroom

15' 9" x 13' 4" (4.80m x 4.06m)

Ensuite Bathroom

15' 8" x 14' 1" (4.77m x 4.29m)

Bedroom Four

12' 9" x 4' 5" (3.88m x 1.35m)

Shower Room

15' 8" x 14' 2" (4.77m x 4.31m)

Bathroom

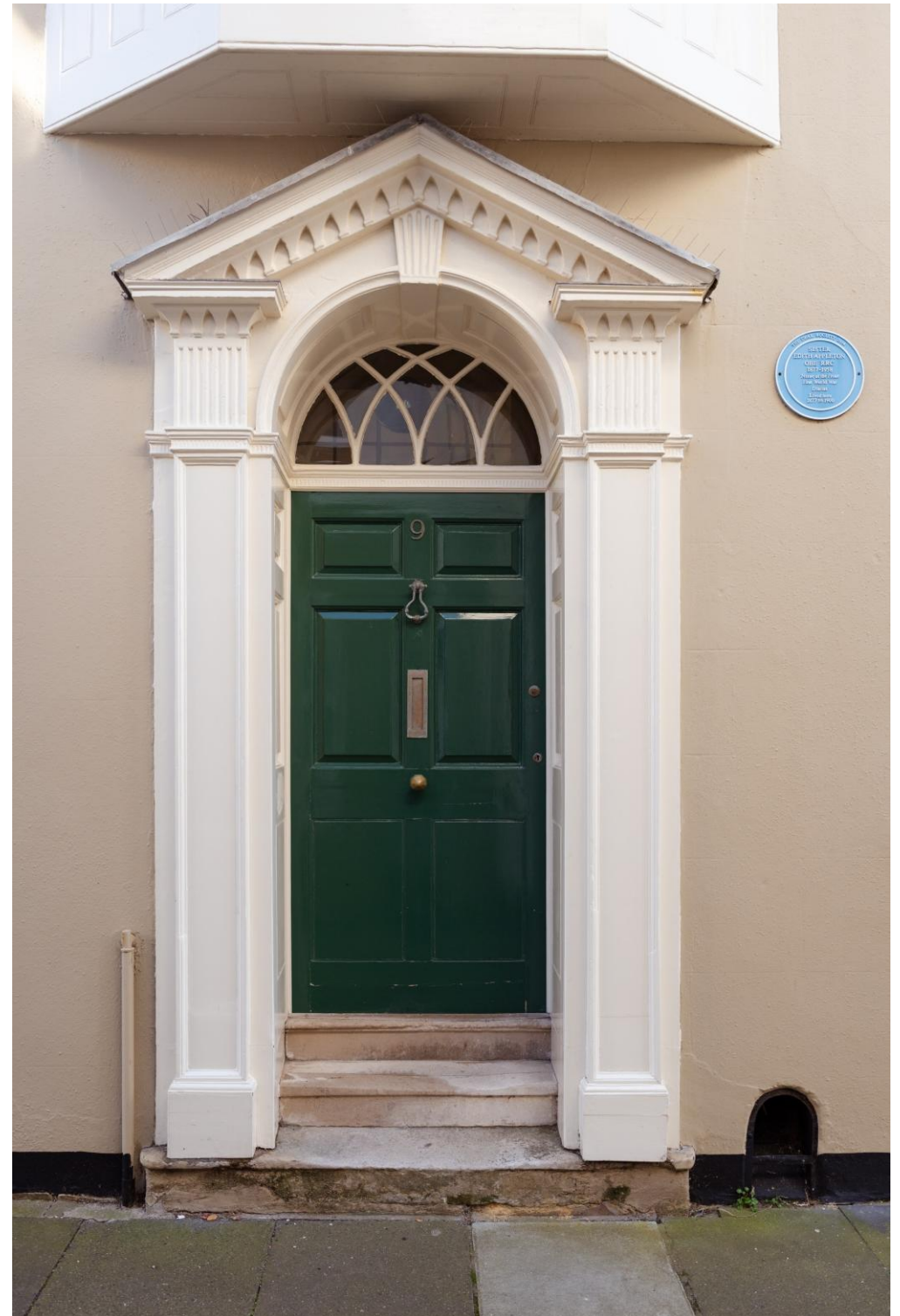
14' 2" x 7' 9" (4.31m x 2.36m)



To view this property call Colebrook Sturrock on **01304 381155**



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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