



At a glance

- There are 31 flats at Fosbrooke House situated over 4 floors
- Staff on site 365 days a year
- Warden call system including remote careline support outside staffing hours
- Integral fire alarm and protection
- Communal lounge, dining room, laundry, gardens, summerhouse, mobility scooter room and Chapel
- All areas are fully accessible by wheelchair
- Regular social activities and special events
- Lunch provided daily
- Guest facilities
- Assured tenancy
- Pets allowed

Fosbrooke House is a modern purpose-built scheme which is situated on the Fylde Coast and overlooks the Ribble Estuary. There are far reaching views to Southport and the hills of North Wales and on a clear day you can see Snowdon.

We are lucky in that the surrounding area is fairly flat allowing easy walking access to both Lytham and St Annes where you will find an array of shops, cafes and restaurants. You will also find a public library and a post office close by in Ansdell. Public transport services are excellent with local buses that can take you to Preston and Blackpool, not forgetting the trams of course that can take you as far as Cleveleys and Fleetwood. There are train stations at Ansdell and Lytham that take you in to Preston for easy connections to London, Manchester and Scotland.

The flats at Fosbrooke House all have one bedroom, but they come in three different designs and are suitable for both couples and single residents. Many have views over the garden and the Ribble estuary, apart from those on the ground floor, which instead look out over our beautiful sunken gardens, pond and summerhouses.

The building has two wings with a lift serving the three upper floors. All the flats have a lounge, bedroom and a bathroom with a bath and separate shower. The kitchen area has a sink, kitchen units and space for a fridge or fridge freezer. There is also enough space to add any little extras you may like, such as a microwave, toaster and additional units if required. We have a residents' library, chapel and a laundry. Our main lounge offers space for meeting up with friends and family over a coffee or cup of tea.

We offer a daily two-course lunch, provided by our own catering team. The menus are varied and cater for all dietary needs with 2-3 choices available daily. Special events or festivals are often marked by a buffet, and an opportunity to gather together.

Scroll through the images below to see the Fosbrooke House gallery.













Community

Community is an important part of everyday life, no matter where you live.

The amazing thing about Fosbrooke House is that community is built in. You don't even have to step out of the main door to be able to participate in various events or groups or to meet with your neighbours and friends. However, you do also have your own front door, and are able to just quietly get on with your day.

Our community is made up of people from a wide range of ages, with our youngest resident 67, and our eldest 99. Many of our residents are still active in the wider community with some still working or volunteering for local groups. Others are happy to just involve themselves in scheme life



a Curry club!

Catering

The main kitchen provides the daily two-course lunch and buffets which are served when we have special events or festivals. The menus are varied and cater for all dietary needs with 2-3 choices available daily. We are proud to say that we consistently achieve a 5 star hygiene rating.



Support

There is always support on hand at Fosbrooke House.

All the staff are here to ensure that you have support and guidance when you need it.

Support workers can help you with your laundry or offer advice and guide you on personal matters. They also keep the communal areas clean and tidy and serve meals.

We have a member of the team who looks after and maintains our gardens and communal areas. They can also assist with small repairs in flats and carry out other jobs such as putting up shelves or hanging pictures.

Our goal is to ensure that Fosbrooke House is a home for life, so we will support you in any way we can to ensure that you are safe, secure, and of course, happy.

We do not provide personal or nursing care, but care packages can be organised with our help from external agencies. Every flat is fitted with a 24-hour warden call system which can be used to call for assistance from either the staff on site or the call centre when out of hours. Our goal is to ensure that Fosbrooke House is a home for life so we will support you in any way we can.

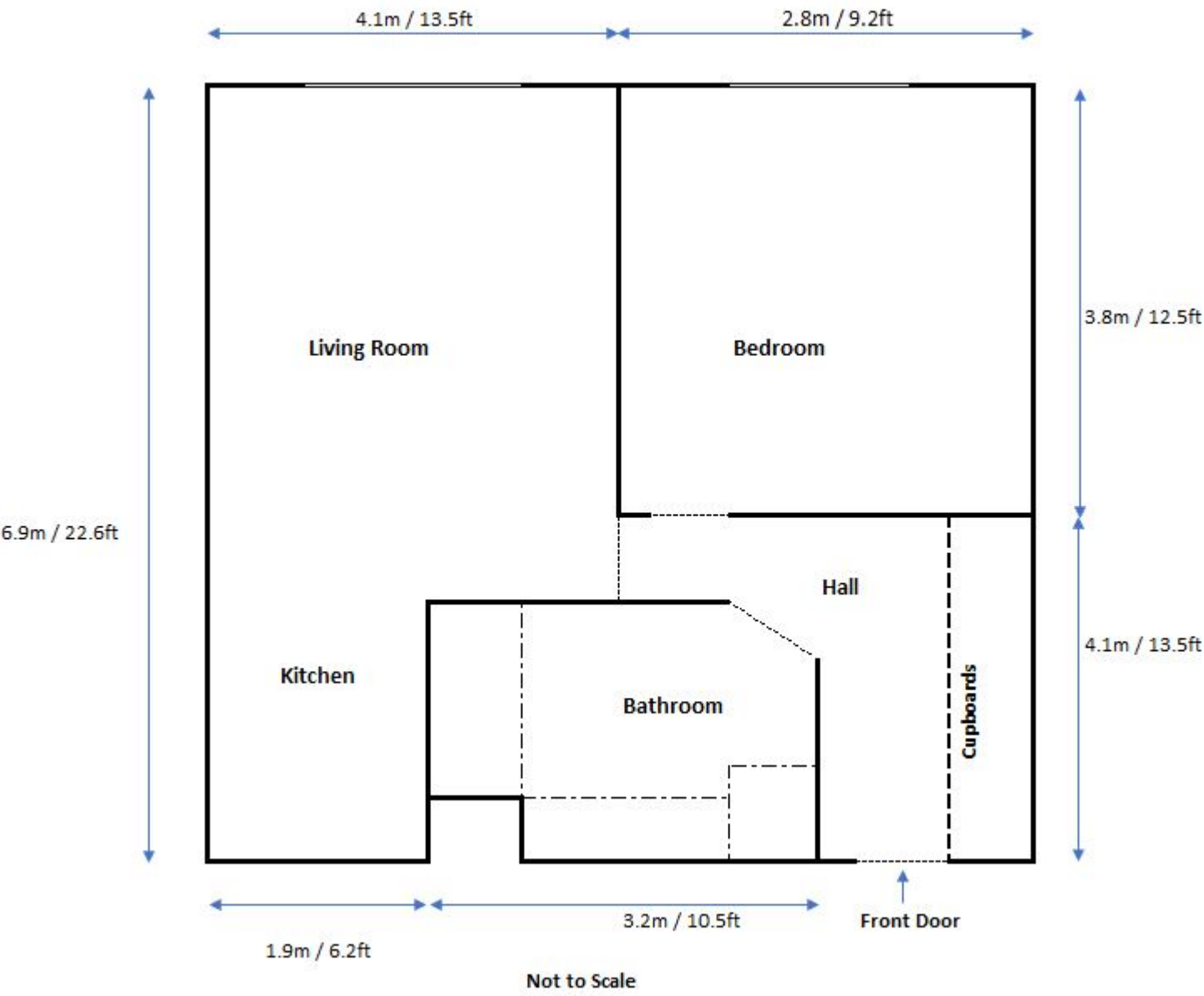
Chapel Life

The Chapel is an important part of our communal life, especially for those that cannot easily get out and about in the wider community. There are several services each week in addition to periods of quiet prayer and prayer groups.



Flat layout

As described above, all the flats at Fosbrooke House are one bedroom and are all suitable for single or double occupancy. Our plan below shows the layout, but please note that this is not to scale.



Contact

If you would like further details on Fosbrooke House, monthly charges or to arrange a visit, please contact Paul or Melanie.

Manager: Paul Smith

Deputy Manager: Melanie Edwards

Telephone: 01253 667048 / 667052

Address: Fosbrooke House, 8 Clifton Drive, Lytham, Lancs, FY8 5RQ

First name

Last name

Email address

Phone number (Optional)

Your message

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